PB:MA

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

File No.: OA-3077B

Memorandum

To: Genevieve Salmonson, Director
Office of Environmental Quality Control

From: Dierdre S. Mamiya, Administrator
Land Division, Department of Land and Natural Resources

Subject: Final Environmental Assessment (EA) / Finding of No Significant Impact (FONSI) for a Single Family Residence located at Kaneohe, Koolaupoko, Oahu TMK (1) 4-4-13:34

The Department of Land and Natural Resources has reviewed the comments received during the 30-day public comment period that ended February 22, 2002 for the subject project. We have determined that this project will not have significant environmental effects, and have therefore issued a FONSI. Please publish this notice in the May 8, 2002 issue of the Environmental Notice.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA for the project. Comments on the draft EA were sought from relevant agencies and included in the final EA.

Please contact Masa Alkire of our Planning Branch at 587-0385 if you have any questions on this matter.

attachments

2002-05-08-OA-FEA-

Remington Residence
Kaneohe, Koolaupoko, Oahu
TMK: 4-4-13: 34

Conservation District Use Application

ENVIRONMENTAL ASSESSMENT
FINAL

Prepared By:
Pre-Design, Inc.
146 Hekili Street, Suite 101
Kailua, Hawaii 96734-4845

Submitted to:
Department of Land and Natural Resources
1151 Punchbowl Street
Suite 220
Honolulu, Hawaii 96813

10 April 2002

Remington Residence
Kaneohe, Koolaupoko, Oahu
TMK: 4-4-13: 34

Conservation District Use Application

ENVIRONMENTAL ASSESSMENT
FINAL

Prepared for:
Paul and Wanda Remington
47-403 A Kapehe Street
Kaneohe, Hawaii 96744-4845

Prepared by:
Pre-Design, Inc.
146 Hekili Street, Suite 101
Kailua, Hawaii 96734-2835
Point of Contact: Paul Remington
Architect
808/263-5547

Submitted to:
Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813
808/587-0377

10 April 2002

PROJECT INFORMATION

Applicants:	**Paul and Wanda Remington**	47-403 A. Kapehe Street Kaneohe, Hawaii 96744-4845 808/239-7310
Approving Agency:	**Department of Land and Natural Resources**	1151 Punchbowl Street Honolulu, Hawaii 96813 808/587-0377
Land Owners:	**Paul and Wanda Remington**	47-403 A. Kapehe Street Kaneohe, Hawaii 96744-4845 808/239-7310
Assessment prepared by:	**Pre-Design, Inc.**	146 Hekili Street, Suite 101 Kailua, Hawaii 96734-2835 Paul Remington (landowner) Architect 808/263-5547
Project Location:	**44-674 Kahinani Place**	Kaneohe, Oahu 96744
Tax Map Key:	**4-4-13: 34**	
Land Area:	**4.503 acres**	
Area of Use:	**16,000 square feet**	2,100 sf residence & amenities (footprint) 1,400 sf driveway 12,500 sf landscape
Proposed Action:	**Construction of one Single-Family Residence and Ame3nities**	
Anticipated Declaration:	**FONSI – Finding Of No Significant Impacts**	
Reasons for FONSI:	1. There are no historical/archaeological/cultural resources at the subject property. 2. The proposed action will provide a beneficial use of the subject property, improving the quality of the natural environment and enhancing scenic vistas to and from the property. The property is not in an SMA, nor are there sensitive habitats. 3. The modest size of the proposed residence will have no adverse effect on the economic and social welfare of the community, nor any noticeable impact on public facilities. 4. The proposed action is consistent with the State's long-term environmental policies.	
Project Funding/Source:	**Personal Funds and Construction Loan**	
Land Use Controls:	**State Land Use -** **Conservation Subzone -** **Sustainable Communities Plan -** **County Zoning -** **Special Management Area -**	Conservation General Preservation P-1, Restricted Preservation District Located Outside of SMA
Contacted Entities:	**State of Hawaii-**	Dept. of Land and Natural Resources Office of Environmental Quality Control
	City and County of Honolulu -	Dept. of Planning and Permitting Board of Water Supply Dept. of Public Wks & Wastewater Mgmt.
	Community -	Sierra Club Hawaii Nature Conservancy Shangri-La Board of Directors Neighbor – Tina Maragos/John Held Kaneohe Neighbor Board

PROPOSED ACTION

Proposed Site Improvements

The 4.503 acre subject property is presently vacant with no improvements. Vegetation on the property consists of Christmas Berry, Guava, Haole Koa, and a variety of weeds, grasses, and vines. There is no running water on the property. The subject property is generally steeply sloped, with the proposed residence located on a more gently sloped portion of the property. The subject property is situated at the mauka end of 16 existing single-family residences in the Condominium Property Regime commonly known as Shangri-La.

Access to the subject property from Mokapu Saddle Road is provided by a roadway and utility easement through Shangri-La. A driveway will extend from the existing concrete access road makai of the property, with a system of retaining walls providing shelter to the mauka side of the residence as well as creating the makai edge of the driveway.

Proposed Residence

The Applicants propose to build a single-family residence and its amenities. This proposed project consists of a two story 3-bedroom residence and an enclosed 2-car garage totaling approximately 2,650 square feet of floor area.

The residence can be described as an elongated upper floor sitting atop a short, lower floor. Use of the proposed elongated form allows the residence to capture the views of Kaneohe Bay while perched on the natural form of the terrain, thus minimizing any grading. The lower floor level is compact to keep excavation to a minimum.

Landscape

A variety of plants will be used to define activity edges and to visually soften the exposed surfaces of retaining walls. Approximately 12,500 square feet of the subject property will be landscaped. The proposed landscape plan calls for re-introducing native plant materials to the project site. The proposed plant material list includes Ulei, Nau, Ilima, Naio (Sandalwood), Ornamental Olive Trees, Ulu (Breadfruit) Trees, Ohia Trees, Wiliwili, Kou, Alahee, Samoan Coconuts, Plumarias, and Mango Trees. Groundcover includes Naupaka Kuahiwi, Pauohiiaka, Ilima Papa, and Seashore Paspalum (grass). Implementation begins at the residence and radiates toward the property boundaries.

An irrigation system will be installed to supplement natural rainfall and will be operated on a time clock control system.

FONSI DECLARATION

The Applicants respectfully request that the Department of Land and Natural Resources file a Negative Declaration with the State Office of Environmental Quality Control at its earliest convenience.

The Applicants also request that the State Board of Land and Natural Resources approve a Conservation District Use Permit application to permit the construction of a single-family residence on a property (TMK 4-4-13: parcel 34, Kaneohe, Koolaupoko, Oahu) located within State Conservation District lands (General Subzone).

Denial of the Applicants, Mr. & Mrs. Remington, to construct a single-family residence would severely limit the property owner's use of their land.

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LIST of FIGURES

ENVIRONMENTAL ASSESSMENT
PROPOSED NEW SINGLE FAMILY RESIDENCE
KANEOHE, KOOLAUPOKO, OAHU
TMK: 4-4-13:34

This Final Environmental Assessment has been prepared in accordance with the content requirements of Chapter 343, Hawaii Revised Statutes (HRS) and Title 11, Chapter 200, Hawaii Administrative Rules (HAR) of the Department of Health.

The Applicants respectfully request that the Department of Land and Natural Resources file a Negative Declaration with the Office of Environmental Quality Control at its earliest convenience.

The Applicants also request that the State Board of Land and Natural Resources approve a Conservation District Use Permit (CDUP) application to permit the construction of a single-family residence on a property (TMK 4-4-13: Parcel 34, Kaneohe, Koolaupoko, Oahu) located within State Conservation District lands (General Subzone).

A. APPLICANTS

The Applicants are Paul and Wanda Remington, property owners and designers for the proposed single-family residence. Pre-Design, Inc., an architectural firm owned by the Applicants, has been given authorization to submit this Final Environmental Assessment (FEA). (Appendix A)

B. APPROVING AGENCY

State Board of Land and Natural Resources.

C. CONSULTED AGENCIES

1. STATE of HAWAII
    1. Department of Land and Natural Resources
    2. Office of Environmental Quality Control
2. CITY and COUNTY of HONOLULU
    1. Department of Planning and Permitting
    2. Board of Water Supply
    3. Department of Public Works and Waste Water Management
3. CONSULTED COMMUNITY
    1. Sierra Club
    2. The Nature Conservancy
    3. The Board of Directors – Shangri-La
    4. Kaneohe Neighborhood Board
    5. Abutting Neighbor – Tina Maragos/John Held
    6. Kaneohe Neighborhood Board

(Appendix B)

D. PERMITS and APPROVALS

1. STATE of HAWAII
    1. CDUP – Department of Land and Natural Resources
2. CITY and COUNTY of HONOLULU
    1. Building Permit – Department of Planning and Permitting

I. TECHNICAL, ECONOMIC, SOCIAL, and ENVIRONMENTAL CHARACTERISTICS

A. TECHNICAL CHARACTERISTICS

The proposed action will include the development of a Single-Family Residence (3 Bedrooms, a Study, 2-1/2 Bathrooms, a Great Room, a 2-car Garage, Driveway, and Landscaping).

The subject property is located directly above Shangri-La (a 16 single-family residential community known as the Condominium Property Regime of Shangri-La (TMK: 4-4-13: 33)). Access to the subject property is through Shangri-La. (See Figures 1 and 2)

1. AREA PLAN

The subject property is located within State Conservation District lands (General Subzone) in Kaneohe, Koolaupoko, Oahu (TMK: 4-4-13:34). (Figures 3 and 4)

2. EXISTING STRUCTURES and USES

The 4.503 acre subject property is presently vacant and has no improvements.

The mauka boundary of the subject property is located near the ridge and drops rather abruptly into a dry gully. Vegetation on the property consists of Christmas Berry, (*Schinus terebinthifolius*), guava (*Psidium guajava*), Haole Koa (*Leucaena leucocephala*) and a variety of weeds, grasses, and vines. There is no running water on the property.

3. SITE PLAN

Access: Access to the site from Mokapu Saddle Road is provided by an easement (for roadway and utility purposes) over parcel 33 (Shangri-La). [1]

Site Plan: Approximately 800 cubic yards of earth will be excavated in preparation for the proposed single-family residence. All of the excavated material will be used as fill for the proposed driveway and lawn areas.

A 100-foot driveway will extend from the existing 12-foot wide concrete access road makai of the property. This driveway terminates in a turnaround for vehicles in front of the proposed Garage. A system of retaining walls will shelter the mauka side of the proposed dwelling as well as create the makai edge of the driveway. (See Proposed Site Plan, Figure 5)

Although the proposed action would alter the character of approximately 16,000 square feet (8%) of the subject property, the proposed landscaping, retaining wall system, and integration of interception storm drains would substantially decrease the potential for severe runoff from entering Shangri-La.

Clearing and grubbing will temporarily disturb the retention values of the existing vegetation, and expose the soils to erosion forces during construction. Appropriate control measures will be installed during and after construction to minimize erosion. Construction products and materials will be prevented from washing or entering into aquatic environments.

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[1] "Grant of Non-exclusive Right of Entry for Connection to Utility System" was granted on 5 March 1990.

Drainage: According to the City and County of Honolulu Flood Insurance Rate Map, [2] the subject property is located within Zone D or in an area which flood hazards are undetermined. The property is located near the upper slopes of the Oneawa Hills and is not subject to significant flooding potential. There is one existing dry gully that is located near the Ewa edge of the subject property.

If further studies determine that the project site is within the flood zone, the proposed improvements must comply with rules and regulations of the National Flood Insurance Program and all applicable County Flood Ordinances.

Based on a 1990 report prepared by DHC Hawaii Corp. in 1990,[3] storm runoff from approximately 1.6 acres of the subject property (Area #1 on the Existing Runoff Plan, Figure 6) flows toward an existing concrete ditch at the Mokapu Saddle Road at a rate of 6.6 cubic feet per second (CFS) during a 10 year storm event. Runoff from approximately 0.1 acre (Area #2) of the subject property drains towards the abutting property of the Shangri-La at a rate of 0.5 CFS during a 10-year storm event. Runoff from the remaining property (2.8 acres, Area #3) drains toward an existing dry gully Ewa of the subject property. (See Existing Runoff Map, Figure 6)

Figure 7 shows Proposed Runoff Plan, depicting the direction of flow and runoff quantities for a 10-year storm event. Runoff from Area #1 will remain in its natural state and continue to flow towards the existing concrete ditch along Mokapu Saddle Road. Area #2 will remain in its natural state and continue to flow toward Shangri-La. Runoff from approximately 1.8 acres (Area #3A) will continue to flow toward the existing dry gully Ewa of the project site. Runoff from 0.8 acres of un-improved land immediately mauka of the proposed residence (Area #3B) will be captured by a proposed interceptor storm drain ditch to be installed along the mauka perimeter of the project site and disposed of into the dry gully. Area #3C, the 0.2 acre project site, will drain toward and into the dry gully. (See Proposed Runoff Map, Figure 7)

4. LANDSCAPE

As seen on the Proposed Landscape Plan (Figure 8), a variety of plants will be used to define activity edges and to visually soften the exposed surfaces of retaining walls. Dr. Robert Osgood, as well as Earl Pawn of the Forestry Division, Department of Land and Natural Resources, will be assisting the Applicants in protecting and incorporating native Hawaiian plants within the subject property.

Approximately 12,500 square feet of the subject property will be landscaped. The proposed landscape plan calls for re-introducing native plant materials to the project site. These plants are drought resistant and, once established, will not require heavy watering to sustain growth. Additionally, the proposed plant material list includes Ulei, Nau, Ilima, Naio (Sandalwood), Ornamental Olive Trees, Ulu (Breadfruit) Trees, Ohia Trees, Wiliwili, Kou, Alahee, Samoan Coconuts, Plumarias, and Mango Trees. Groundcover includes Naupaka Kuahiwi, Pauohiiaka, Ilima Papa, and Seashore Paspalum (grass). Implementation begins at the residence and radiates toward the property boundaries.

An irrigation system will be installed to supplement natural rainfall and will be operated on a time clock control system.

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[2] Federal Emergency Management Agency, Flood Insurance Rate, City & County of Honolulu, Community Panel Number 15003 C 0290 E (20 November 2000) (refer to Appendix B).
[3] Helber Hastert & Kimura Planners, Environmental Assessment TMK 4-4-13-:34 October 1990, Page 26

5. CONSTRUCTION PLAN

Layout: The proposed action will include the construction of a two-story single-family residence.

The proposed residence can be described as having an elongated upper floor level sitting atop a short pedestal. Use of the proposed elongated upper floor level form allows the residence to capture the views of Kaneohe Bay offered by the subject property while perched on the natural form of the terrain, thus minimizing any grading. The lower floor level is compact to keep excavation to a minimum. (See Floor Plans, Figure 9)

The Upper Level of the proposed residence will occupy 2,100 square feet and will include 3 Bedrooms, 2 Bathrooms, a Great Room (kitchen, living area, and dining area), Laundry, and an Entertainment area. The 640 square foot Lower Level has a Study, the Entry Foyer (and ½ Bath), plus an enclosed 695 square foot 2-car Garage (with workshop).

Figures 10 and 11 depict how the proposed residence sits within the twenty-five foot Conservation District height limitation, as measured from the highest point of the roof structure (excluding the allowed chimney (shown)) and any antenna or vents (not shown) down to the lower of the existing or finished grade at the lowest corner of the residence.

Exterior Materials and Finishes: Retaining walls will be constructed from poured-in-place concrete and concrete masonry units. Exposed surfaces will be faced with stucco or lava rock, as appropriate. The concrete driveway pavement will have a broom finish.

A light colored roof will have an 5:12 pitch and will feature Composition Asphalt roof shingles. Exterior walls are proposed as "Batten and Board". Field and battens will have a subdued appearance (olive greens, tierra cotta, or browns). Color for the trim is anticipated to be Almond, to match the vinyl clad windows. Lanais are planned to be painted or stained to match the trim. A "Mexican tile" is proposed for the front door area. (See Exterior Elevations, Figure 11)

6. PROJECT IMPLEMENTATION

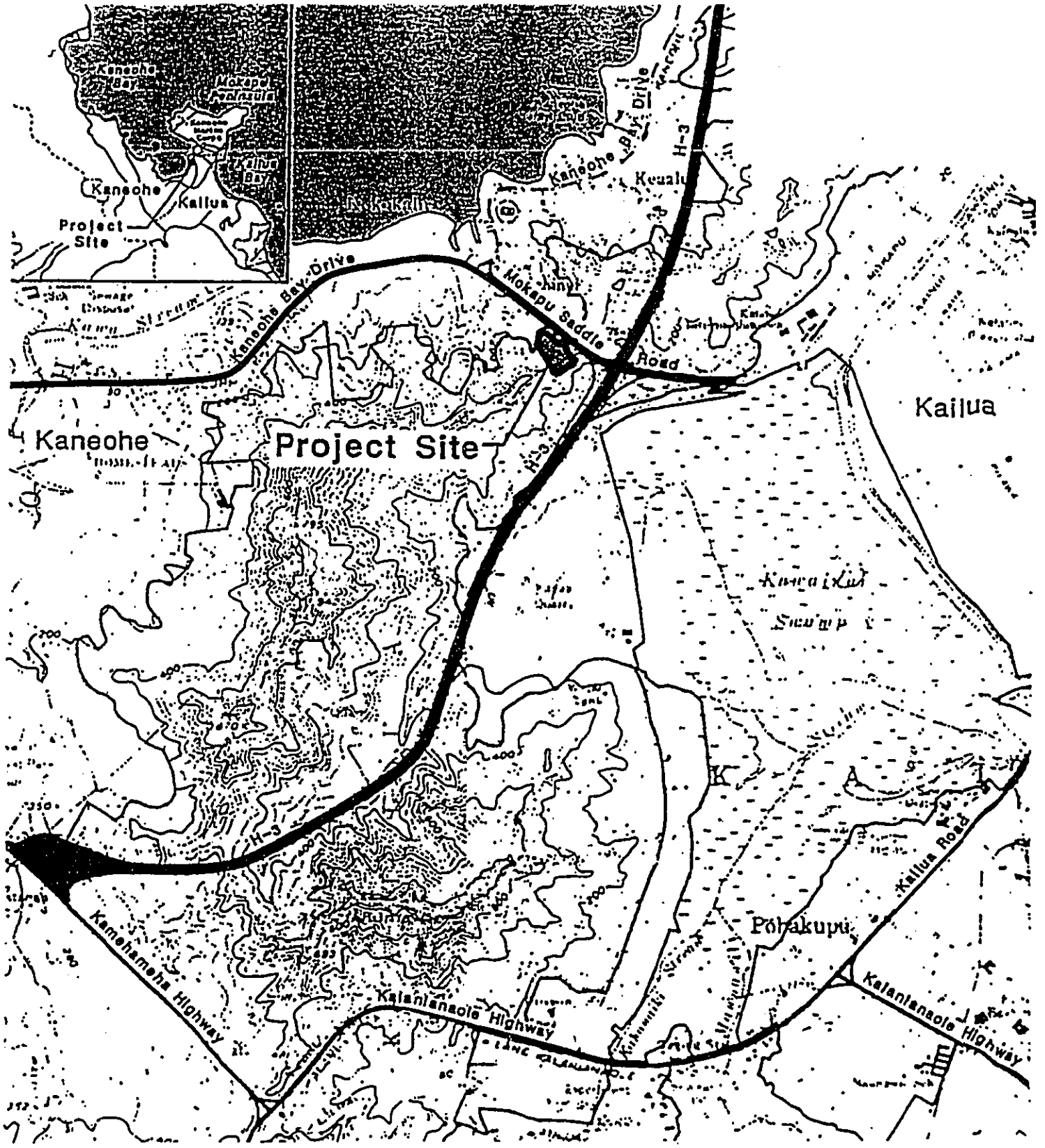
The entire residence and its amenities will be built in one phase. Construction of the project will begin immediately upon approval by the governing authorities.

Because it is anticipated that this FEA/CDUP will be approved soon, grubbing and clearing, earthmoving and grading, and other site preparation activities will commence early summer 2002. This summer start date will allow for all the site work to be accomplished during dry weather, thus mitigating potential erosion.

Initially, the lower retaining walls will be constructed to create the driveway, followed by the excavation of the Lower Level area and then the construction of the retaining walls. Upon completion of the major site work, the driveway will be paved and the proposed landscape material will be planted. The proposed Upper Level of the residence will then be constructed.

7. PROJECT FUNDING

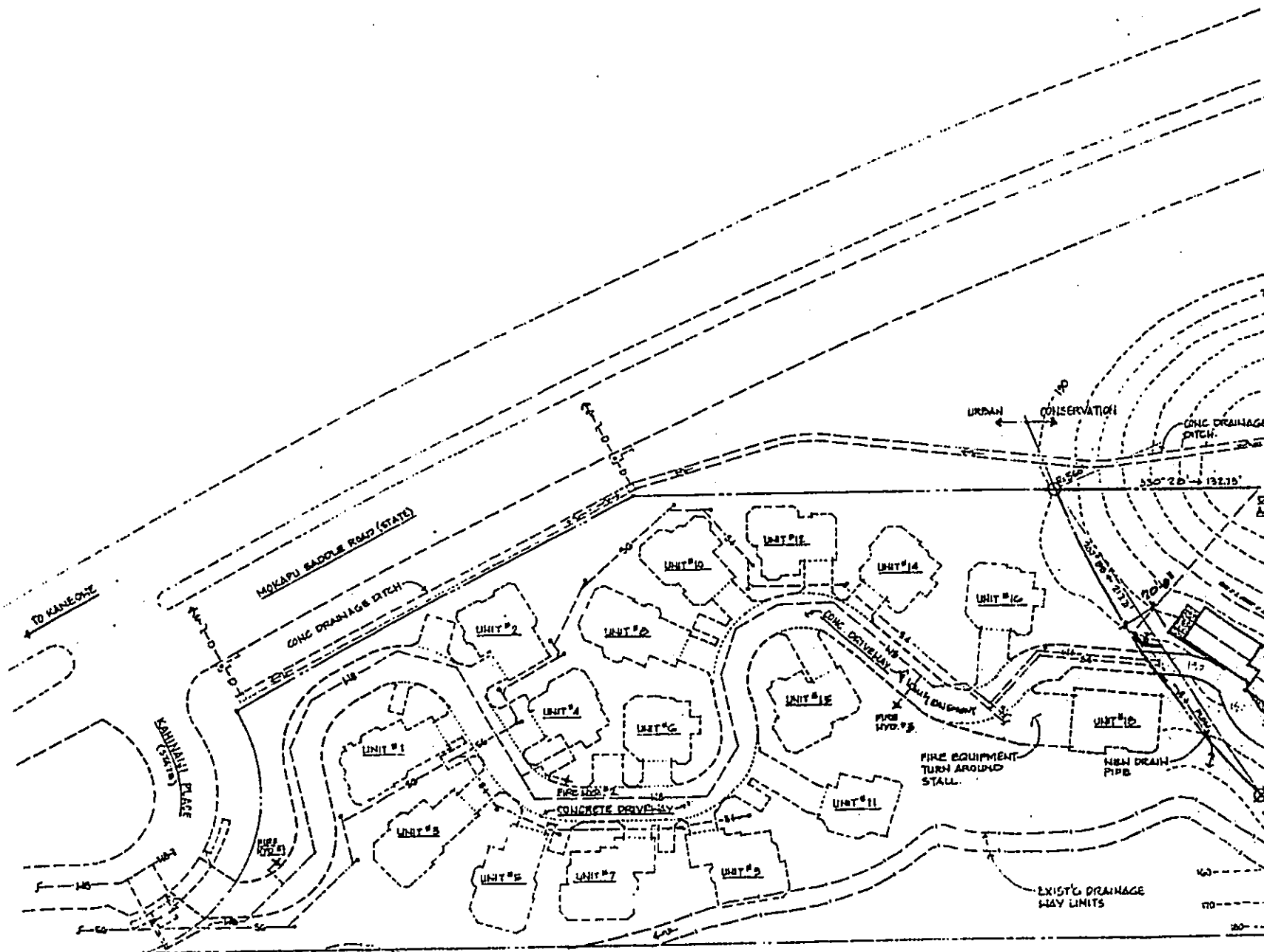
The proposed residence will be built with the Applicants personal funds and loans. No Federal or State moneys will be used.



Location Map

Figure 1 Remington Residence CDUA

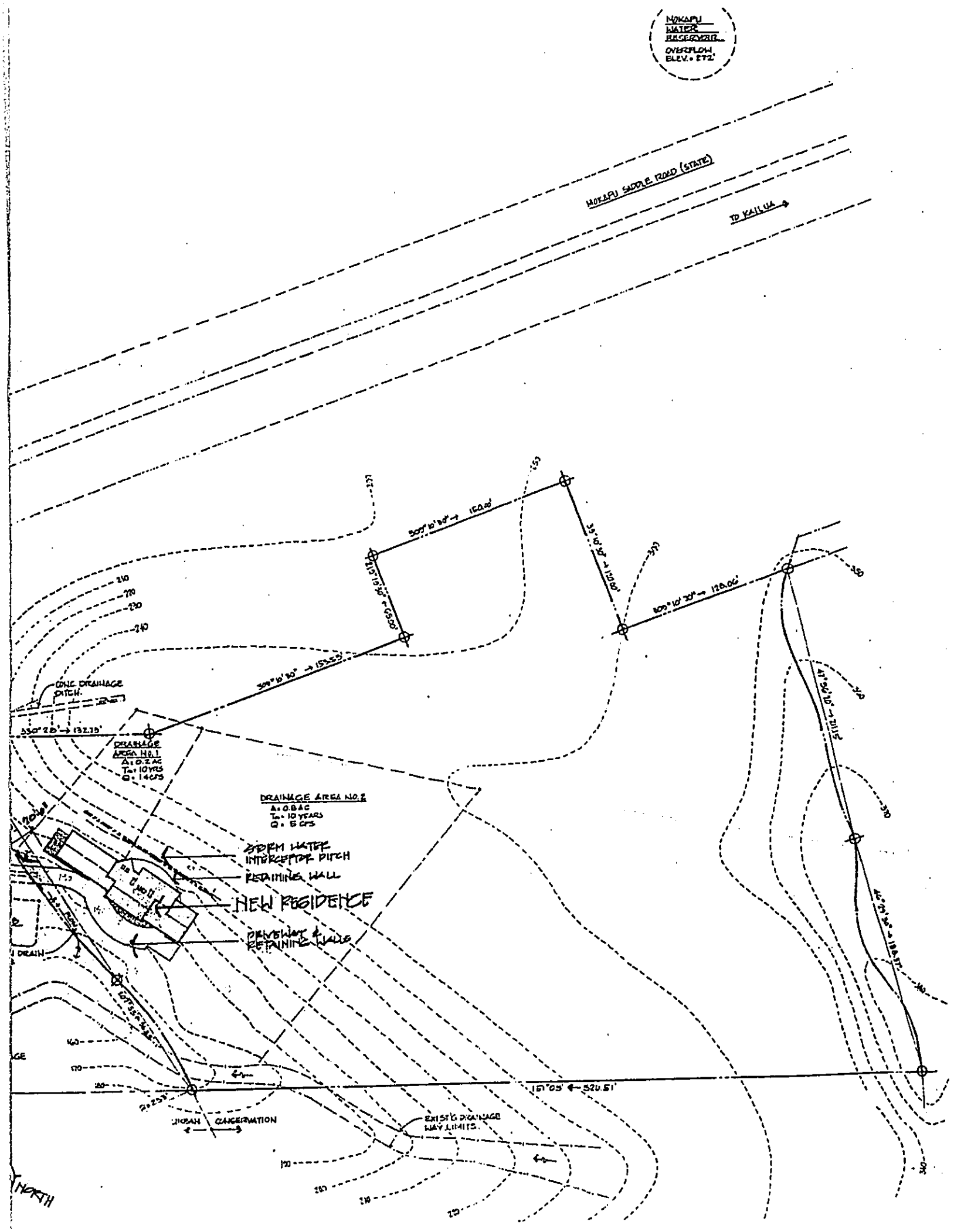
Pre-Design, Inc.



Development Plan

Figure 2 Remington Residence CDUA

Pre-Design, Inc.



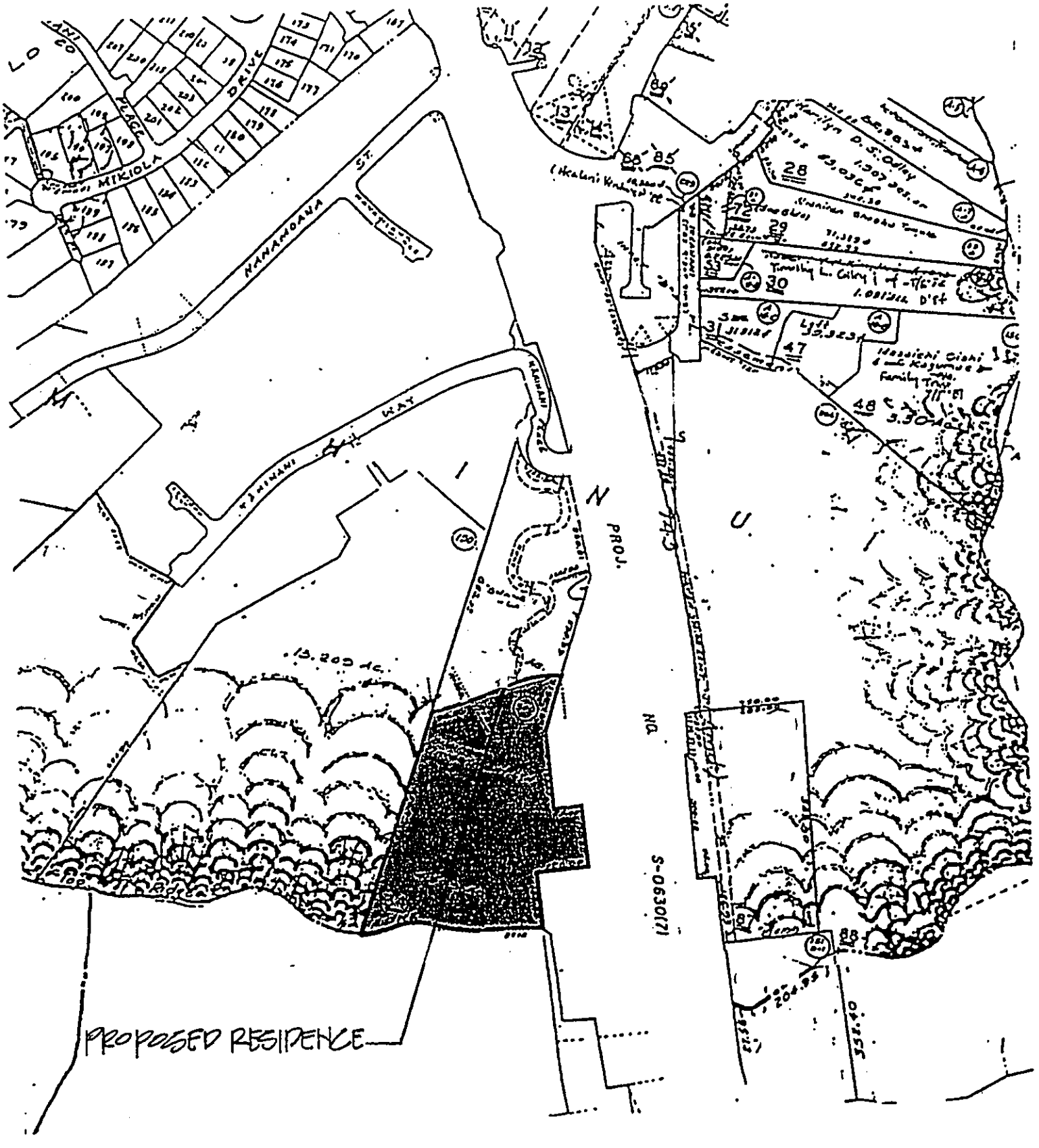
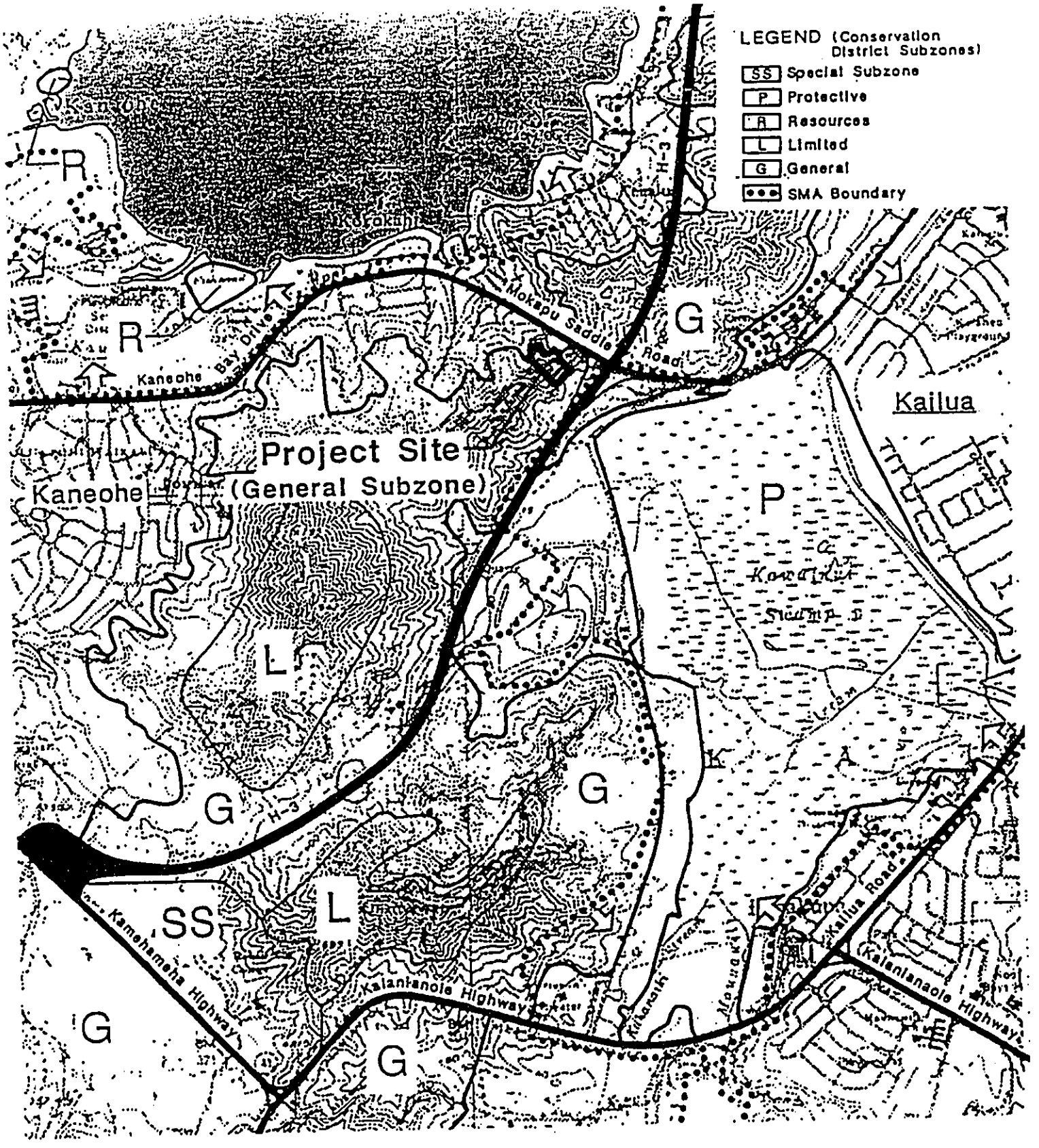


Figure 3 Remington Residence CDUA

Pre-Design, Inc.



Conservation Subzones and SMA

Figure 4 Remington Residence CDUA

Pre-Design, Inc.

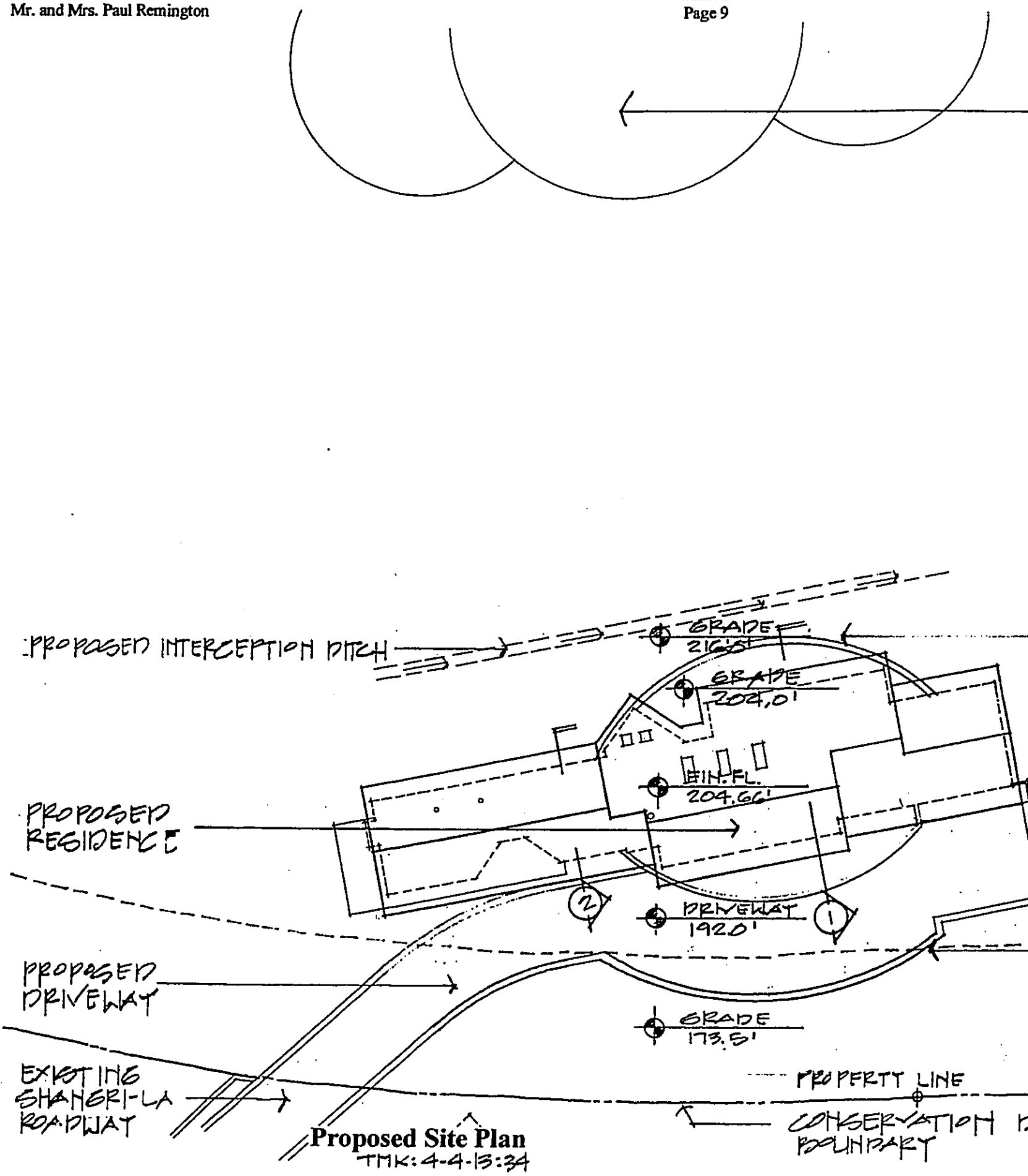


Figure 5 Remington Residence CDUA Pre-Design, Inc.

EXISTING MONKEY POD TREE

RETAINING WALL

RETAINING WALL

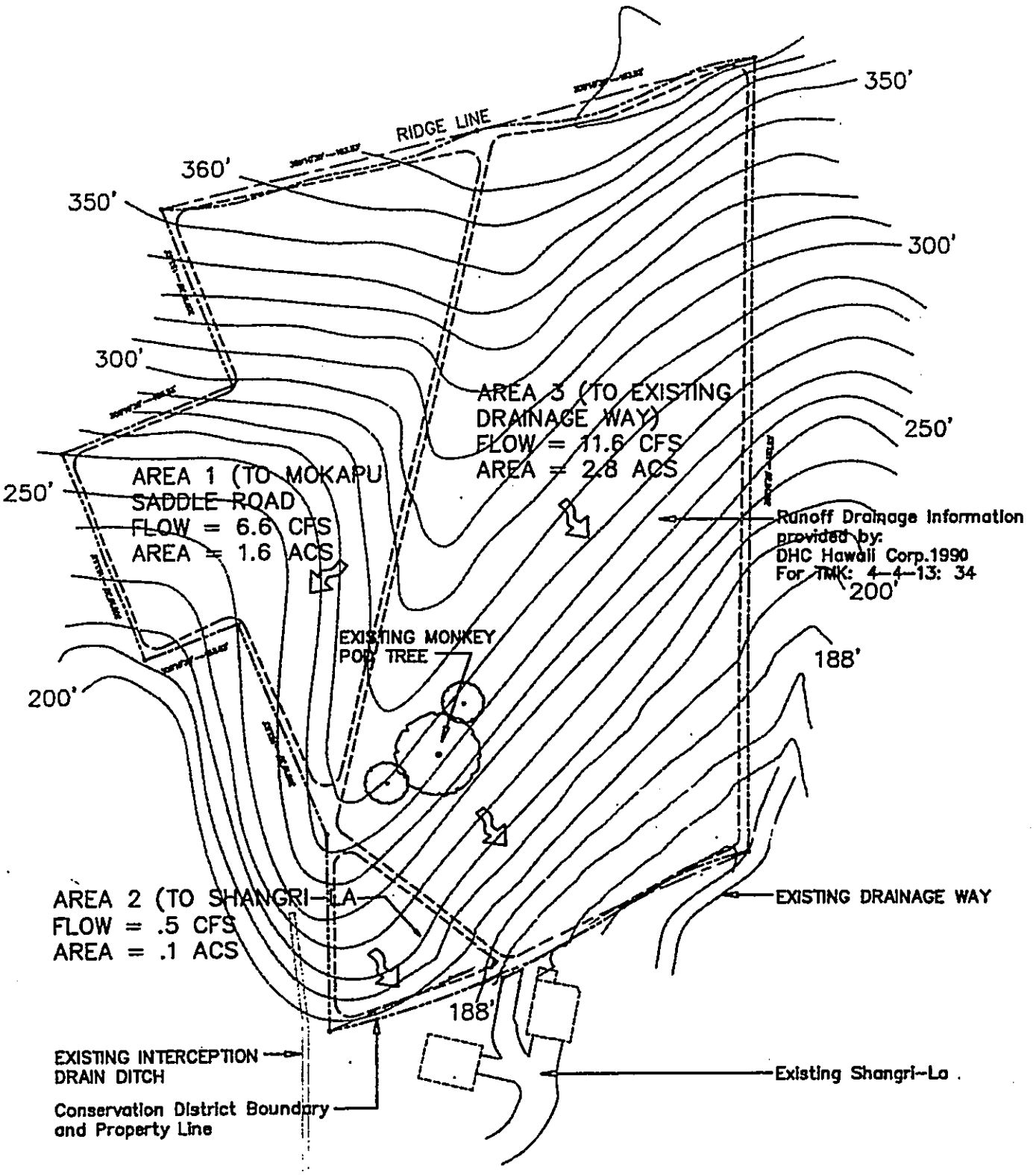
25'-0" SETBACK

LINE

VATION DISTRICT

RT

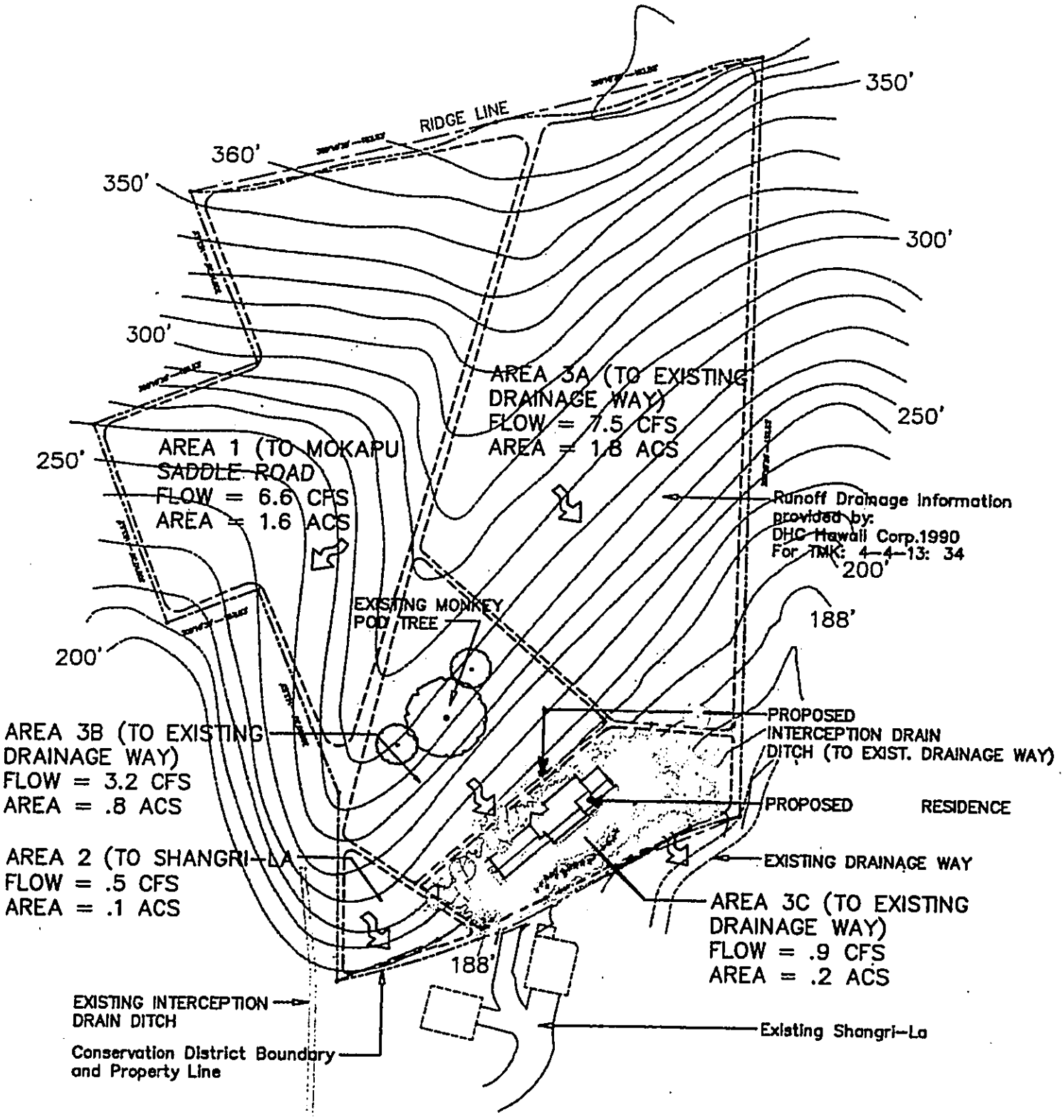
NORTH



Existing Runoff Plan

Figure 6 Remington Residence CDUA

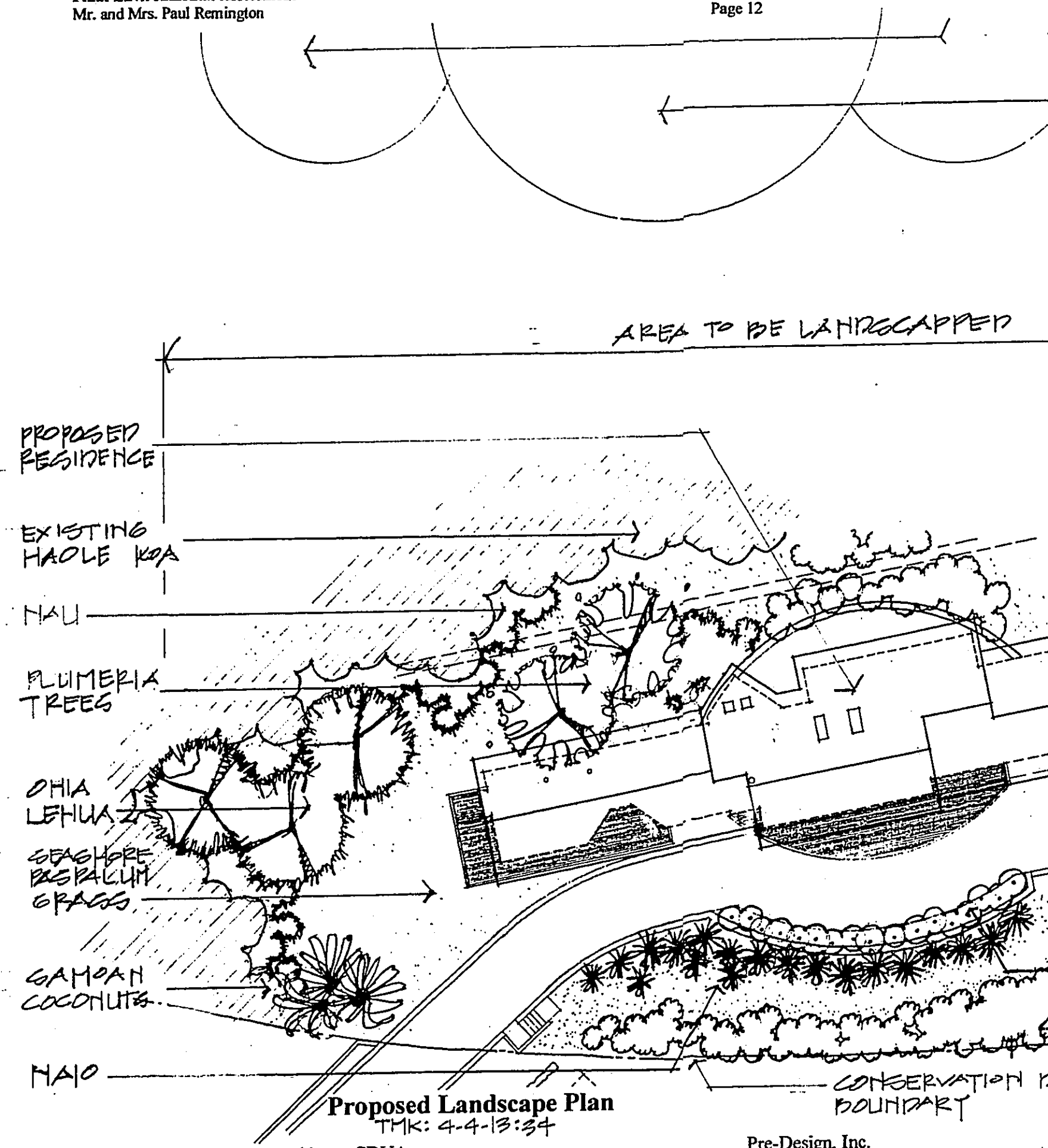
Pre-Design, Inc.



Proposed Runoff Plan

Figure 7 Remington Residence CDUA

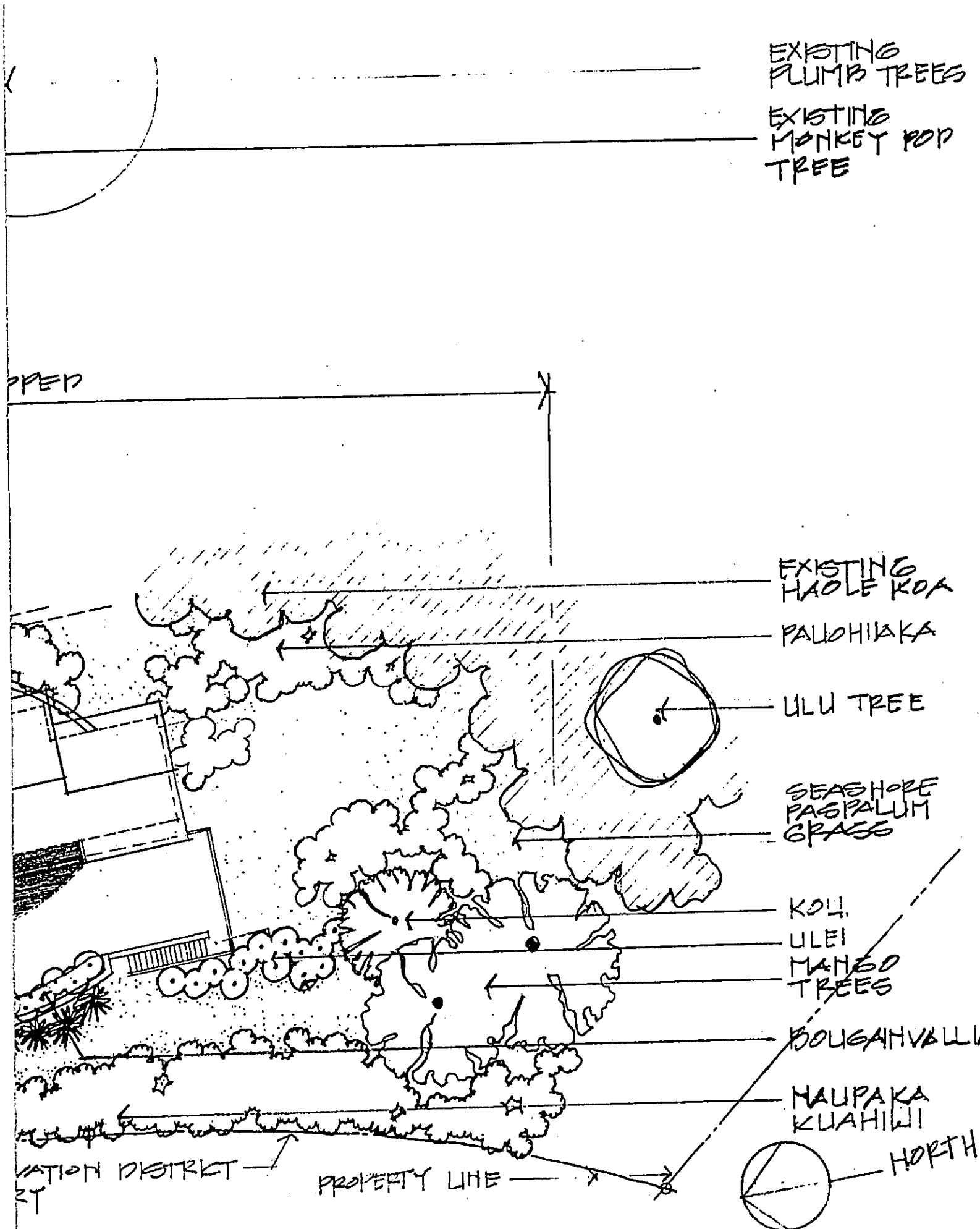
Pre-Design, Inc.

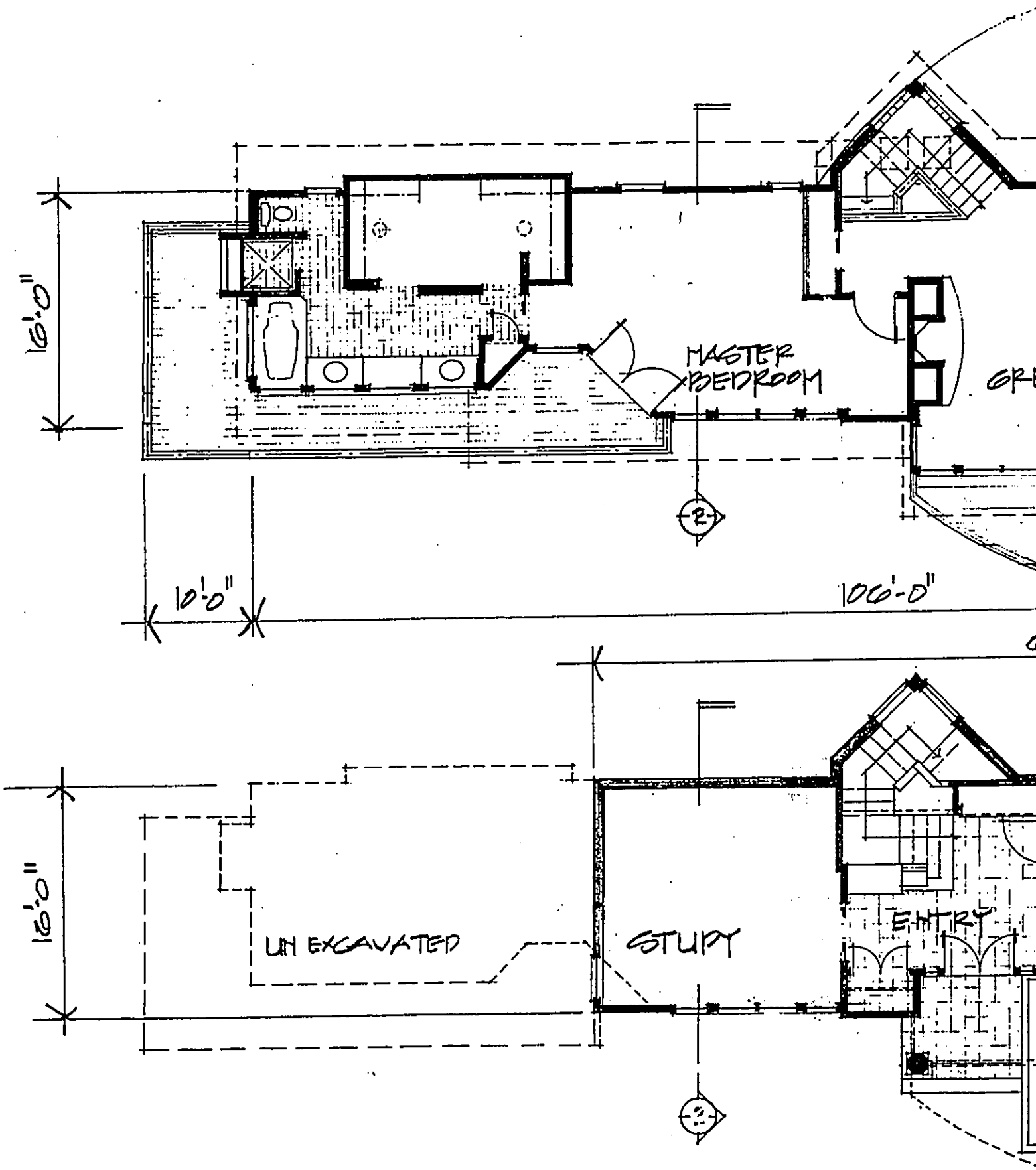


Proposed Landscape Plan
TMK: 4-4-13:34

Figure 8 Remington Residence CDUA

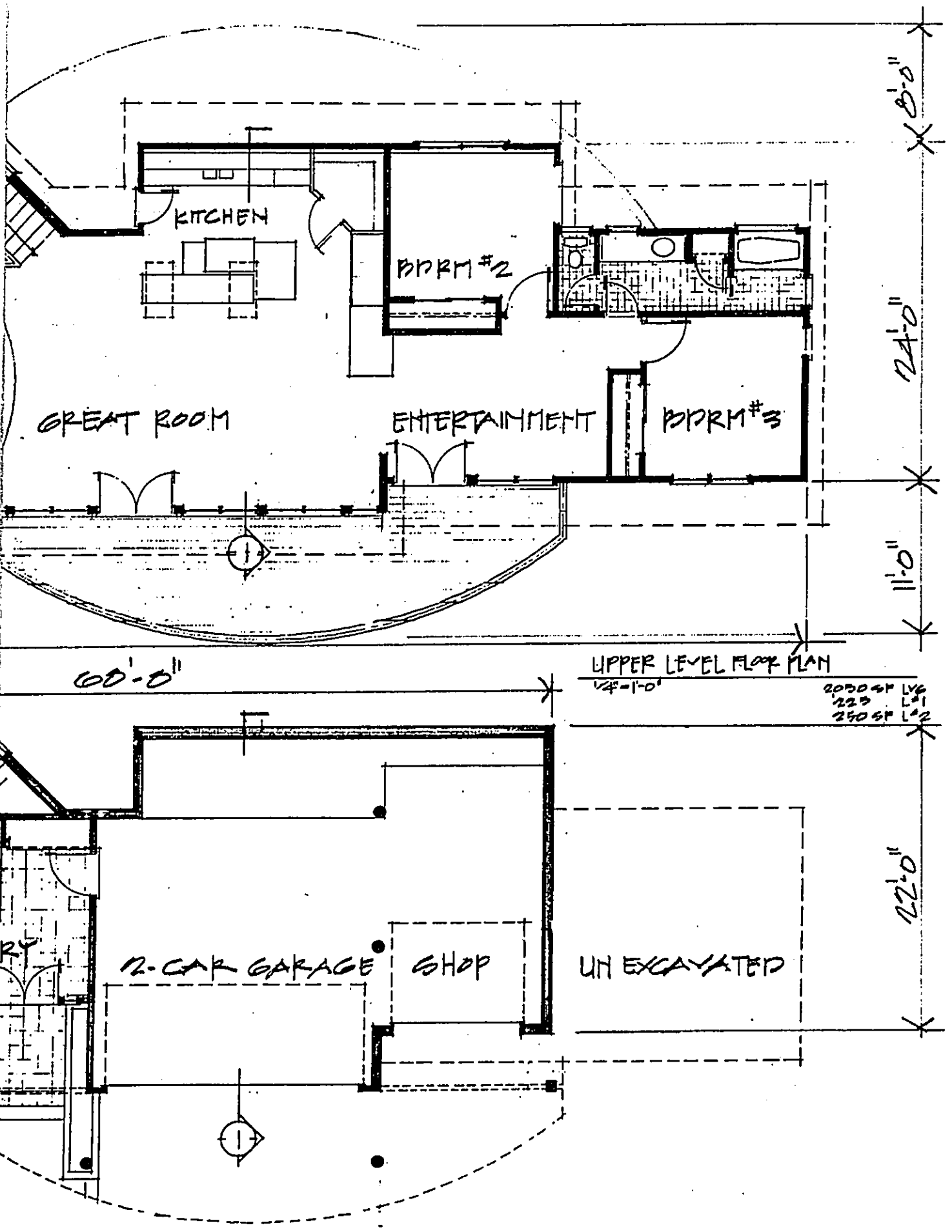
Pre-Design, Inc.





Floor Plans

Figure 9 Remington Residence CDUA Pre-Design, Inc.



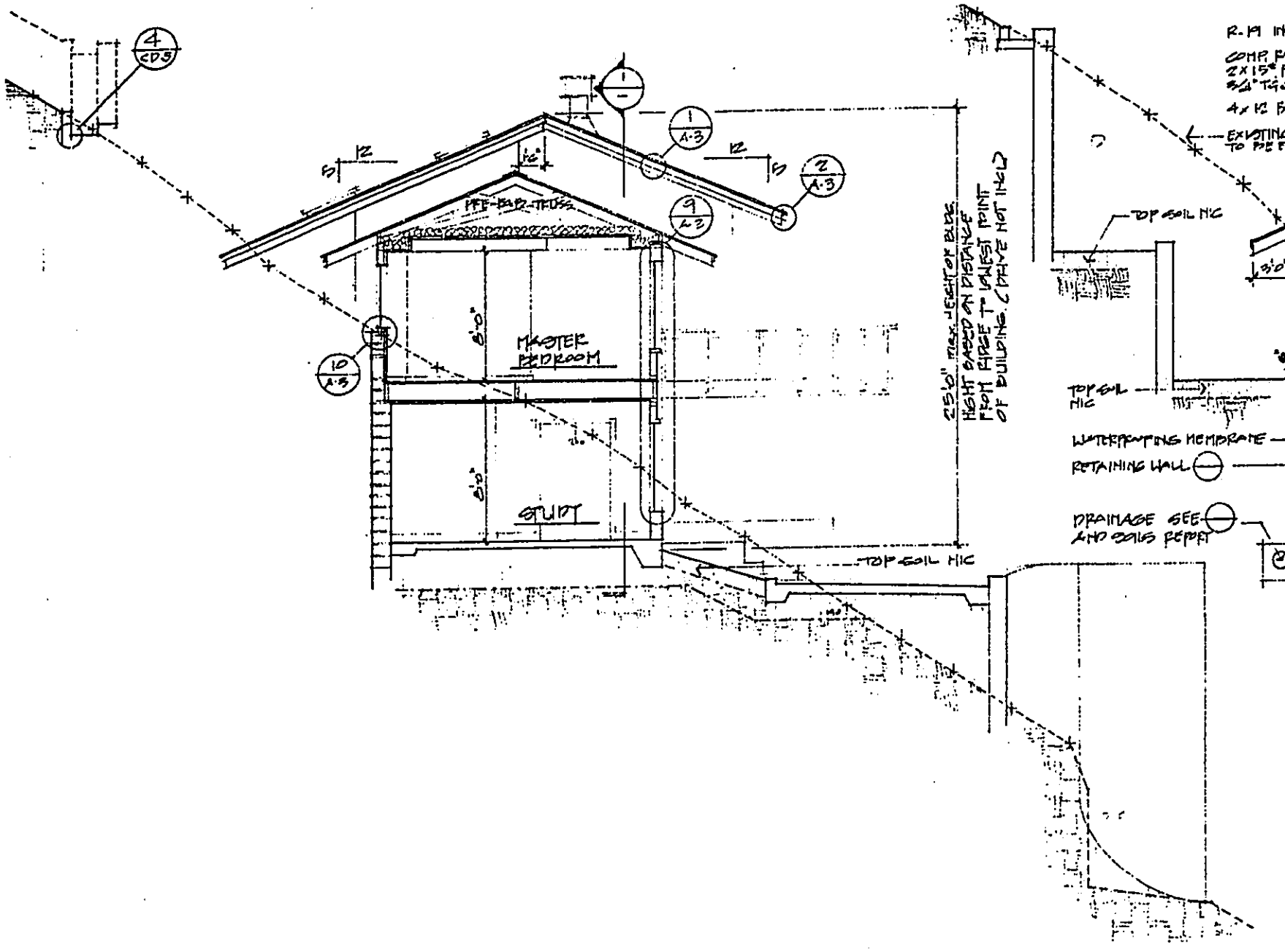
UPPER LEVEL FLOOR PLAN
1/4"-1'-0"

2050 SF LVG
225 L#1
250 SF L#2

LOWER LEVEL FLOOR PLAN
1/4"=1'-0"

600 SF LVG
696 SF GAR

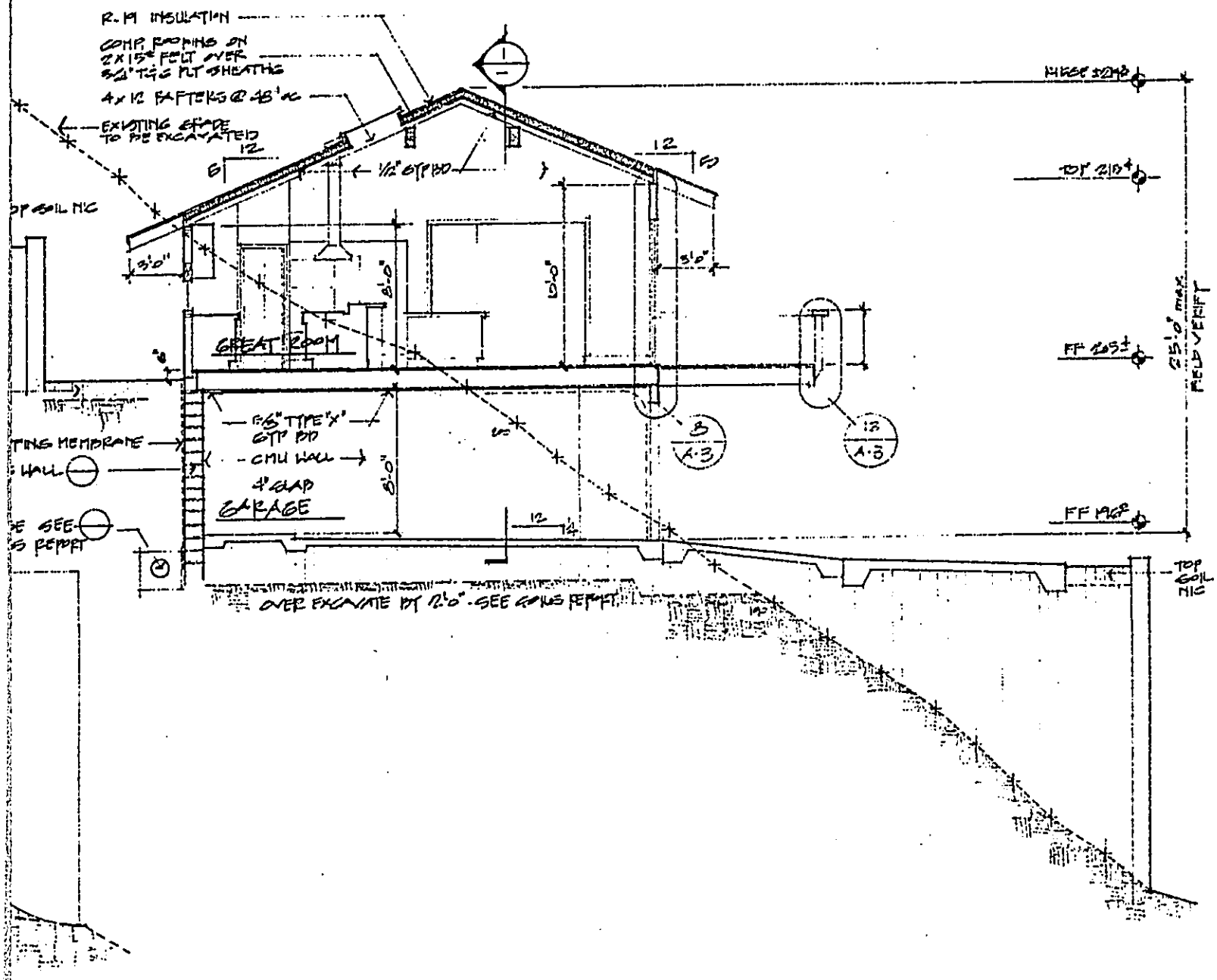
DOCUMENT CAPTURED AS RECEIVED

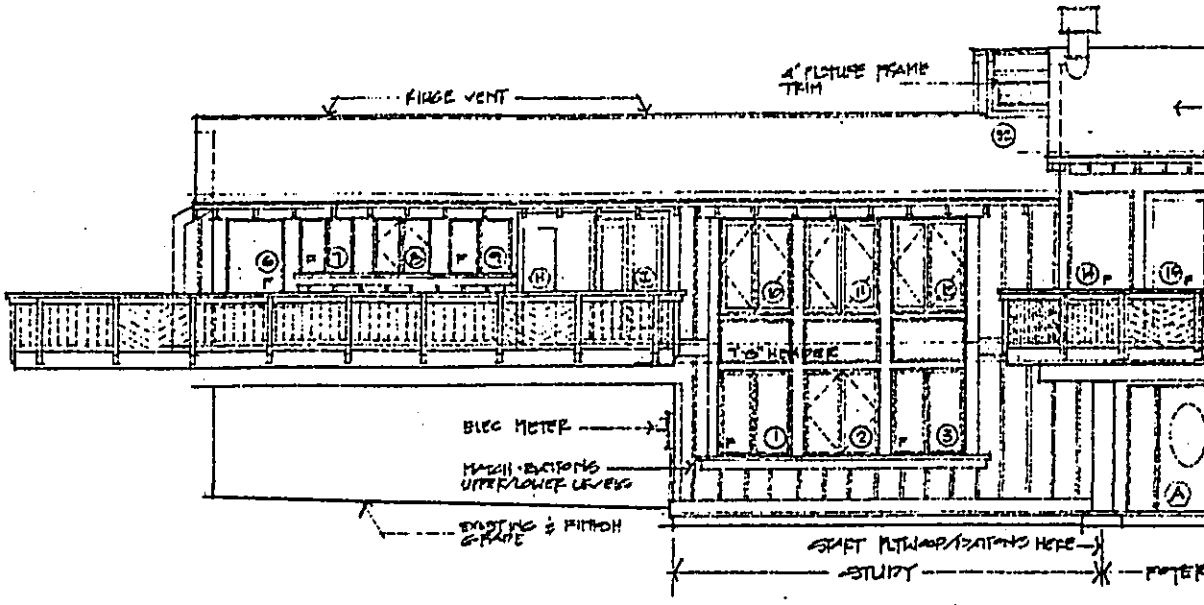


Building Sections

Figure 10 Remington Residence CDUA

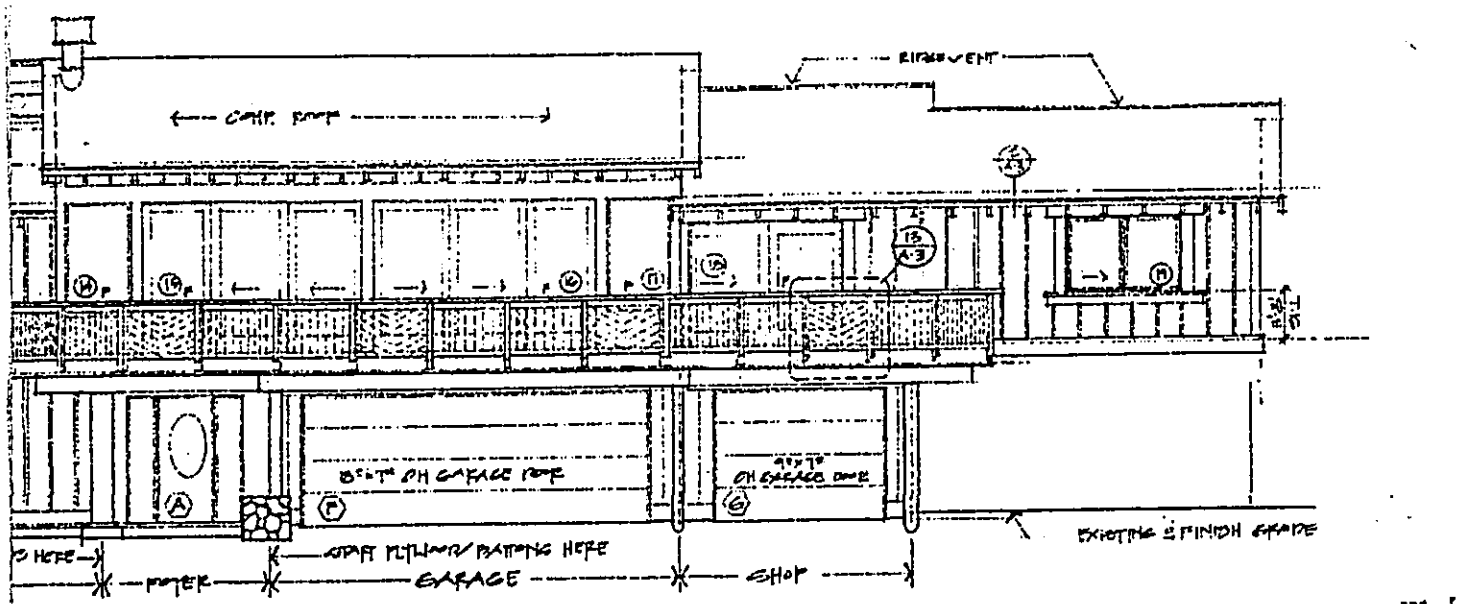
Pre-Design, Inc.



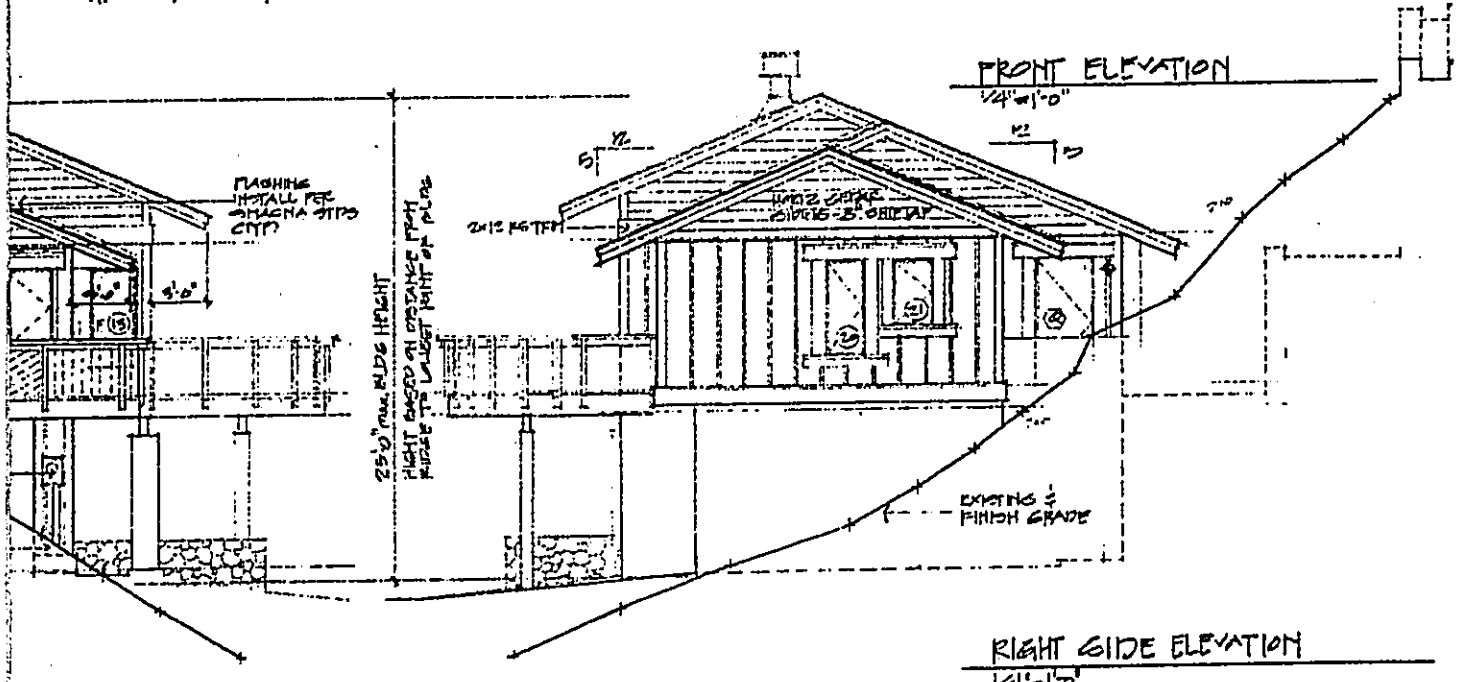


Exterior Elevations

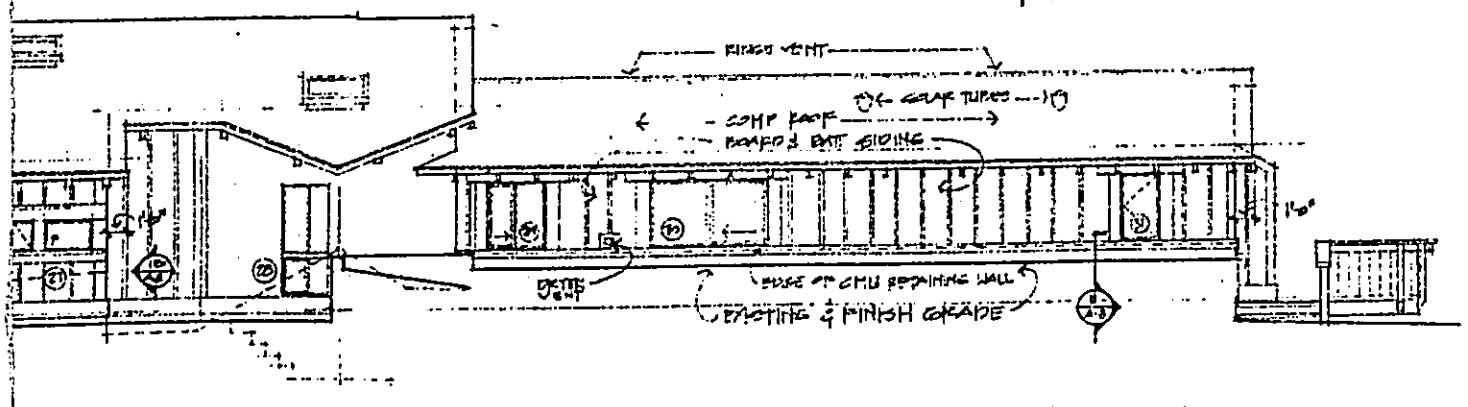
Figure 11 Remington Residence CDUA Pre-Design, Inc.



FRONT ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

B. ENVIRONMENTAL CHARACTERISTICS

1. CLIMATE and AIR QUALITY

Temperature for the subject property is based on temperature recordings at the Kaneohe Marine Corps Base Hawaii (State Weather Station No. 840). An average maximum temperature for the hottest month, September, is 82.7 degrees Fahrenheit; with an average minimum temperature for the coolest month, January, 66.8 degrees. [4]

Wind data from the Kaneohe Marine Corps Base Hawaii indicates that 67.8% of the time the predominate winds are from the northeast, east-northeast, and east. The mean wind speed during these predominant wind conditions is 11.6 miles per hour. [5]

Rainfall for the subject property area is base on historical records of the State Rain Gauge Station 791.70 (in Mokapu area). The mean annual rainfall is 41.0 inches. The driest month is June with a mean rainfall of 1.3 inches and the wettest month is January with a mean rainfall of 6.5 inches.

The air quality at the site is very good. Natural air pollutants such as ocean sea spray, plant aero-allergens and dust could affect the air quality in fairly uniform and limited amounts.

2. TOPOGRAPHY

The subject property is sited on the windward side of the Koolau Range. Geographically, the property is located on the slopes of the Oneawa Hills, between 170 and 380 feet above sea level. Elevation of the project site ranges from approximately 180 to 220 feet above sea level. Slopes at the site are steep, ranging from approximately 40 to 70 %. A ridge extends the ridgeline of Oneawa Hills and divides the subject property mauka/makai. A dry gully defines the Ewa edge of the subject property.

3. SOILS and GEOLOGY

According to U.S. Department of Agriculture Soils Conservation Service (SCS), soils in the subject property consist of Alaeloa Silty Clay (ALF). [6] (Figure 12) The Alaeloa series consists of well-drained soils on the uplands. Soils developed as material weathered from basic igneous rock. These soils are characterized as having intermediate plasticity and high water retention. Surficial soils can sustain directly applied loads of intermediate intensity (they are competent to support heavy, concentrated loads (retaining walls, foundations) with insignificant settlement). [7]

According to the Soils Report, the slope of the project site is "*grossly stable and can be expected to remain so under reasonably foreseeable conditions*". The erosion hazard on the slopes is considered severe. However, there is no evidence of the site undergoing major erosion damage that would require corrective attention.

4. WATER RESOURCES

Groundwater: The subject property is located makai of the State Department of Health's Underground Injection Control (UIC) line, and is therefore considered makai of important groundwater resources. No free ground water was observed during recent soils investigations. Thus the proposed action is not expected to significantly affect groundwater recharge.

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[4] Helber Hastert & Kimura Planners, Environmental Assessment TMK 4-4-13-:34 October 1990, Page 26
[5] U.S. Marine Corps Base Hawaii, Percentage Frequency of Wind Direction and Speed for Kaneohe Bay, Oahu, Hawaii
[6] U.S. Department of Agriculture Soil Conservation Service, University of Hawaii Agriculture Experiment Station, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. August 1972
[7] Weidig Geoanalysts, Preliminary Geotechnical Report, 14 March 2002, Pages 3 and 4

The groundwater resource in the area is located mauka of the project site. Approximately 3,500 square feet (1.8% of the project site's surface) will become impervious as a result of the proposed action.

Drainage: Runoff is rapid to very rapid, the erosion hazard is severe and workability is limited.

5. FLORA and FAUNA

The subject property is predominantly covered with a variety of grasses, Haole Koa, and Christmas Berry, as well as three specimen trees (one Monkeypod (with about a 65-foot wide canopy) and two Java Plum trees (each having 30-foot canopies)). Small isolated patches of Guava, Strawberry Guava, Fiddle Wood, Lantana, Japanese Tea, and Hilograss are also identified. No endangered plant species are believed to exist on the subject property. [8]

Some 8% of the subject property is planned for improvement. Most of the vegetation within the improved area will be removed. There are no plans to alter the existing vegetation of the remaining 92% of the subject property.

No mammals were observed on the subject property. It is probable that one or more of the following may be found on the property: common Indian Mongoose, Roof Rat, Norway Rat, Polynesian Rat, and House Mouse.

No native birds or mammals are known to inhabit the subject property. However, based on review of available literature, nine bird species are presumed to visit the property: Laceneck Dove, Sham a Thrush, Barred Dove, Red-vented Bulbul, Mynah Bird, Japanese White-eye Ricebird, House Sparrow, and Cardinal. All are common to urban and field conditions. [9]

There are no known significant habitats of rare, endangered, or threatened species of fauna on the subject site. Construction of the proposed residence will result in the loss of approximately 8% of the existing vegetation and some faunal habitat on the property. However, because the birds and mammals habituating the site are common to most urban and field conditions, any loss of habitat is not considered significant.

The Hawaiian Civic Club, *Committee for the Preservation of Historic and Cultural Sites*, conducted an on-site tour (7 April 2002) of the subject property and investigated known cultural activities in the vicinity of the subject property and concluded that there is no evidence of recent or current cultural activities to be found. [10]

6 HISTORICAL/ARCHAEOLOGICAL/CULTURAL RESOURCES

An archaeological inventory survey was done by *Archaeological Consultants of Hawaii* in September 1990. State Historical Preservation Division (SHPD)'s earlier comments on this subject property in 1990, 1991 and 1992 (SHPD log 0133k, 0254k and 0797Tt) indicate they believe there will be no impacts to archaeological or historic resources. The results of the survey are included as Appendix C.

According to that report, there are no surface indications of any cultural activity. Although the survey indicated that no subsurface testing is warranted, there still is the possibility of encountering unidentified sites or remains during site work and construction at the project site.

In the unlikely event that an unidentified site or that remains are encountered during construction, work will cease immediately until the proper authorities have been notified and mitigative actions are recommended.

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[8] Helber Hastert & Kimura Planners, Environmental Assessment TMK 4-4-13-:34 October 1990, Page 29
[9] Nagata, Kenneth M. Malulani Biological Survey, 28 May 1989
[10] See Hawaiian Civic Club, *Committee for Preservation of Historic and Cultural Sites* letter (Appendix C)

7 NOISE

The predominant noise within the subject property comes from wind, vegetation, and passing vehicles on Mokapu Saddle Road and within Shangri-La. The subject property is exposed periodically to aircraft noise from the U.S. Marine Corps Base Hawaii at Kaneohe Bay.

8 VISUAL RESOURCES

According to the City and County of Honolulu's Coastal View Study, [11] the property is described as located within the Kailua Bay Viewshed. Oneawa Hills is described as an important coastal landform but is not identified as a significant roadway view (which is one of the primary viewpoints considered by the Coastal View Study).

Placement of the proposed residence does not adversely affect any makai views from Mokapu Saddle Road, Kaneohe Bay Drive, or the H-3 Freeway. The limited size and configuration of the proposed residence will preserve the open space, resulting in 92 % of the subject property left in its natural condition (plus the 12,500 square feet (or 6.3%) of landscaped area in the project site). To mitigate any potential negative visual impact, the residence will be located near the bottom (makai edge) of the subject property. Figures 10 and 11 depict how the proposed residence sits within the twenty-five foot height limitation, as measured from the highest point of the roof structure down to the lower of the existing or finished grade at the lowest corner of the residence. Figures 12 to 14 were prepared as a photographic analysis of the property.

The predominant public view of the subject property is from Mokapu Saddle Road. The site is presently covered with a variety of vegetation, as discussed earlier. A major visual element of the site is a large Monkeypod tree with an approximately 65-foot wide canopy.

Photos 1, 3, and 4 demonstrate that the proposed subject residence will not encroach or disturb the view line to the existing Monkeypod tree or to any significant open space. Photos 1 and 2, as seen from the Kaneohe Bay Drive/Mokapu Saddle Road, show that the Oneawa Hills ridgeline will not be imposed on by the proposed residence.

The proposed single-family residence is appropriate for the surrounding area and is consistent with the scale, building massing, and residential character of the residential neighborhood. Therefore, the proposed action will not have a significant impact upon the visual character of the site and its immediate environment.

C. SOCIO-ECONOMIC CHARACTERISTICS

1. RESIDENTIAL POPULATION

Presently there is no one residing on the subject property. The proposed single-family residence will add 3 persons to the Koolaupoko District.

2. CHARACTER of SURROUNDING AREA

The Koolaupoko District consists primarily of residential use surrounded by large amounts of open space and agricultural land. The communities of Kailua and Kaneohe are predominately single-family suburban communities. Figure 16 identifies the land uses surrounding the subject property.

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[11] Chu, Michael S. and Robert B. Jones, Coastal View Study. Prepared for the City & County of Honolulu Department of Land Utilization, 1987

3. ECONOMIC ENVIRONMENT

Revenues (in the form of property taxes) to the City and County of Honolulu are minimal. No employment is presently being provided on the subject site.

Short term, the proposed project will provide revenues for the Contractor, Subcontractors, and suppliers of material and labor for the construction of the proposed residence and its amenities.

4. MUNICIPAL SERVICES

Since the subject property is located above the 172-foot elevation, which is the service limit for the area, the Applicants are required to enter into an Elevation Agreement with the City & County of Honolulu Board of Water Supply (BWS). The Applicants will pay the appropriate Water System Facility Charges for resource development, transmission, and storage. In the event that the proposed lower level floor, currently planned for 194 feet above sea level, exceeds the 202-foot elevation, the Applicants are prepared to install a BWS-approved reduced pressure backflow prevention device and a receiving tank and air gap.

Domestic Water Service to the proposed residence will be provided via an existing 4-inch water line, which connects to an existing 8-inch water line installed along the Shangri-La access road. This line in turn connects to an existing BWS water meter and 8-inch water main at Kahinani Place. Storage/pressure service will be from the existing 1.0 million-gallon capacity Mokapu Saddle Road Reservoir. *According to consulting Mechanical Engineers, Yahiku & Associates*, the proposed residence will use an estimated 220 gallon of water per day (gpd); this includes 180 gpd for domestic use and 40 gpd for irrigation purposes. The BWS has stated that the existing 8" x 2" FM meter serving Shangri-La is adequate to service the proposed development on the subject property.

The proposed residence is within 150 feet of a fire hydrant and a fire apparatus turnaround area (located in front of Unit 18, on the mauka end of the Shangri-La access road), within the City and County of Honolulu Fire Department requirements.

Domestic Wastewater: Also according to the consulting mechanical engineers, *Yahiku & Associates*, the amount of wastewater that will be generated at the proposed residence is estimated at 180 gpd. The proposed residence's wastewater will connect to an existing privately owned 4-inch sewer line makai of the subject property. Ultimate flow will be to an existing County 6-inch sewer line that crosses Kahinani Place [12]. This wastewater will then be collected and treated through the City and County of Honolulu wastewater system at the Kaneohe Wastewater Treatment Facility. The Applicants has applied for sewer connection approval from the City and County of Honolulu Division of Wastewater Management. [13]

Other Utilities: Other utilities such as electrical, telephone and cable service will be installed underground and will connect to existing lines within adjacent Shangri-La.

Solid Waste: Solid waste generated by the residents of Shangri-La is currently collected and disposed of by the City and County of Honolulu Department of Public Works, Refuge Division. Solid waste generated at the proposed residence will be collected on site and transferred to a disposal site near Shangri-La's.

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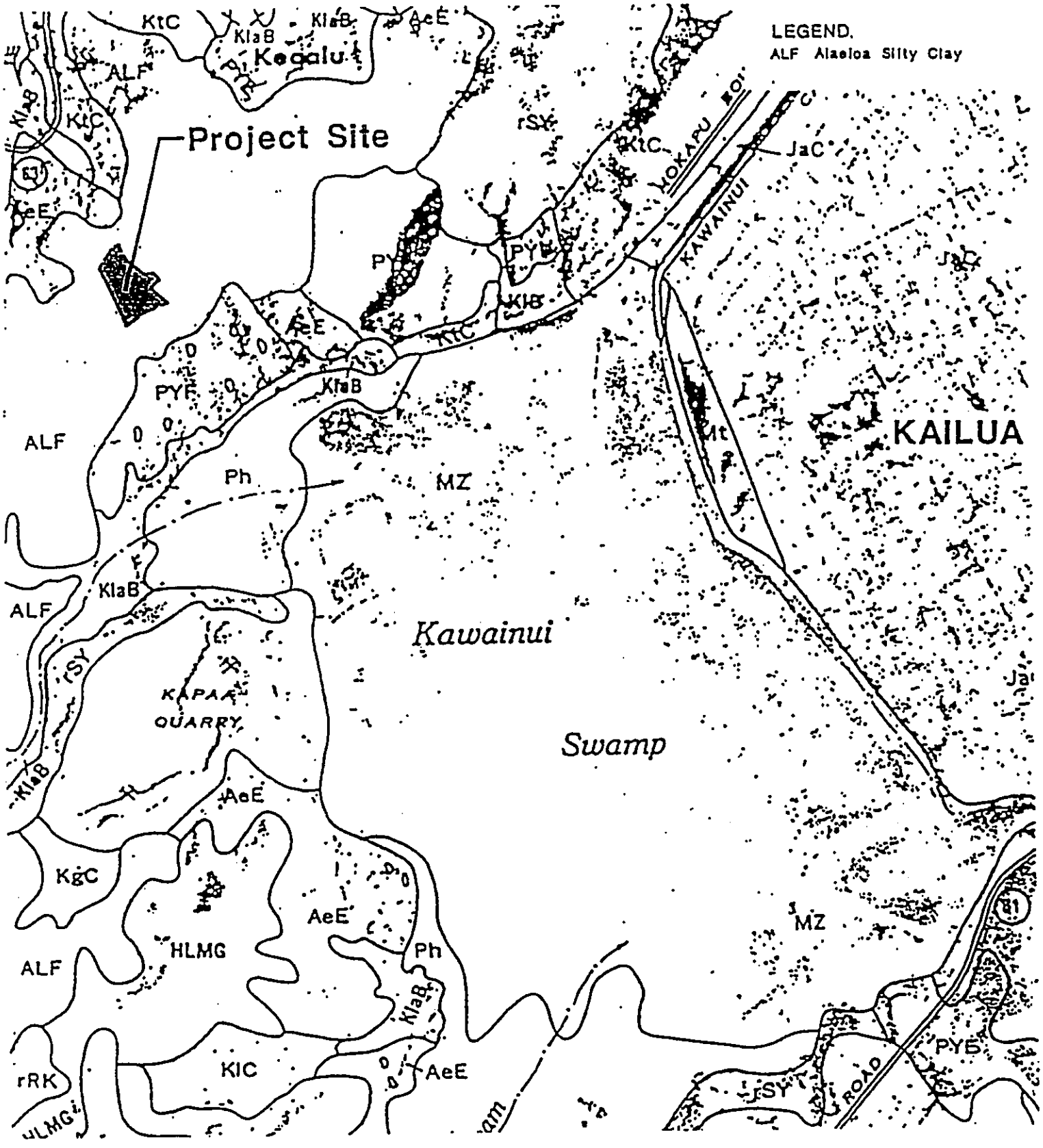
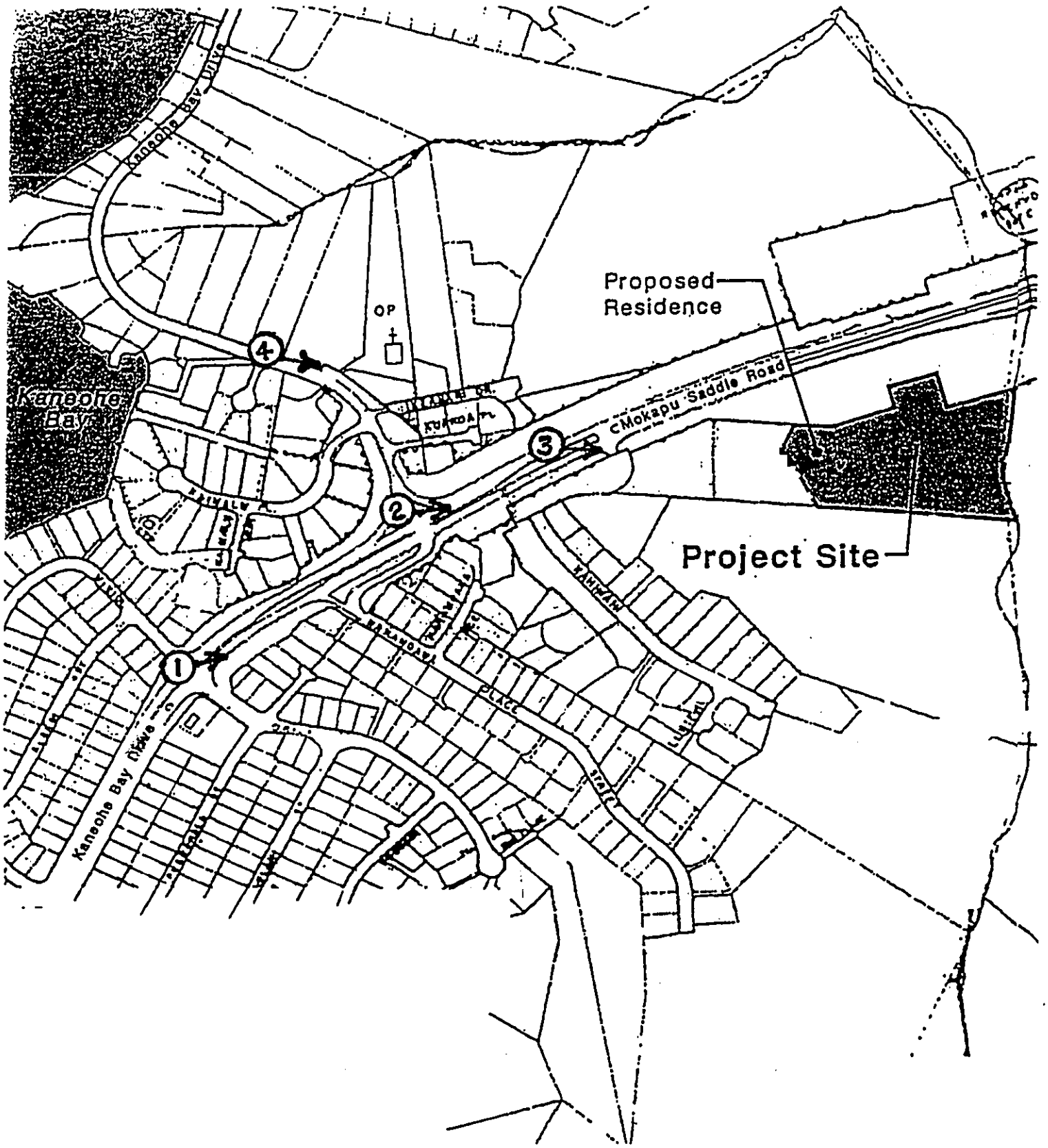
[12] City & County of Honolulu, DEPARTMENT of PLANNING and PERMITTING letter, 7 February 2002 (Appendix B)
[13] Board of Water Supply, Division of Wastewater Management, City & County of Honolulu. Application submitted 7 January 2002.



SCS Soils

Figure 12 Remington Residence CDUA

Pre-Design, Inc.



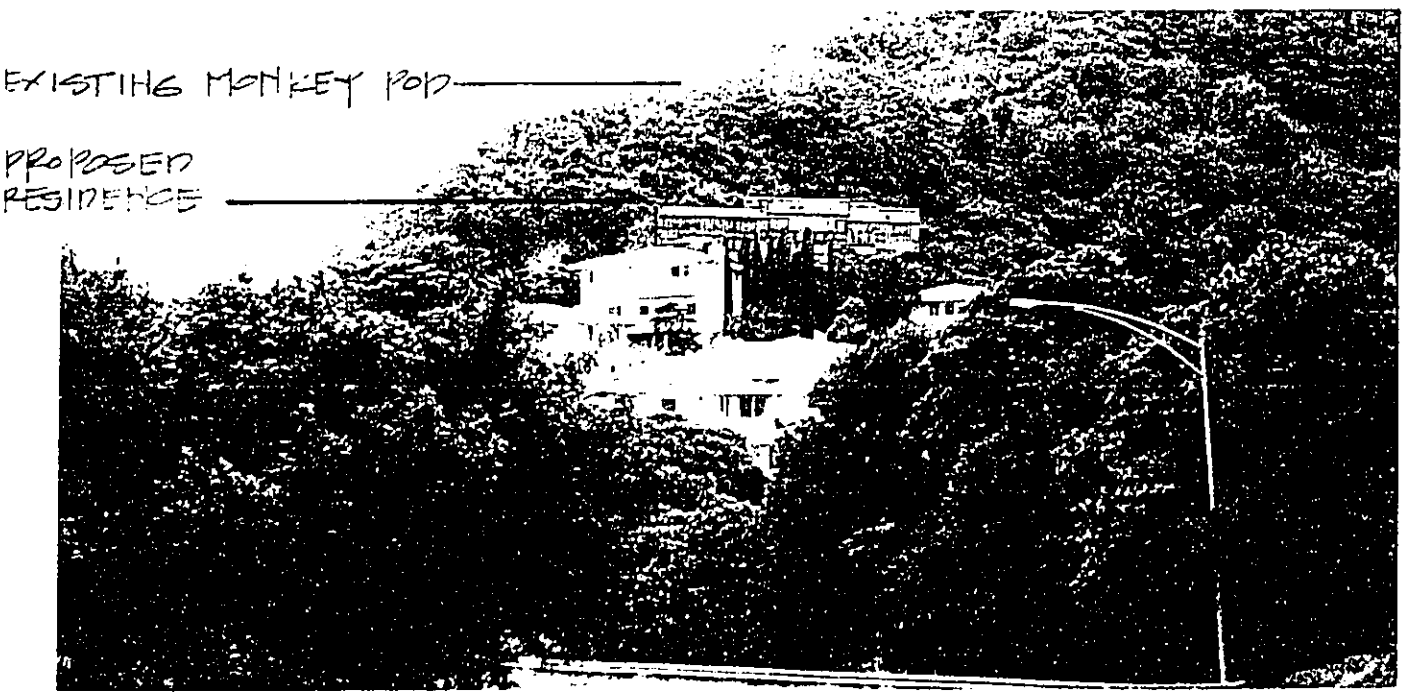
View Analysis (Key Map)

Figure 13 Remington Residence CDUA

Pre-Design, Inc.

1. KANEOHE BAY DRIVE/MIKIOLA DRIVE INTERSECTION

Photo taken 7 January 2002

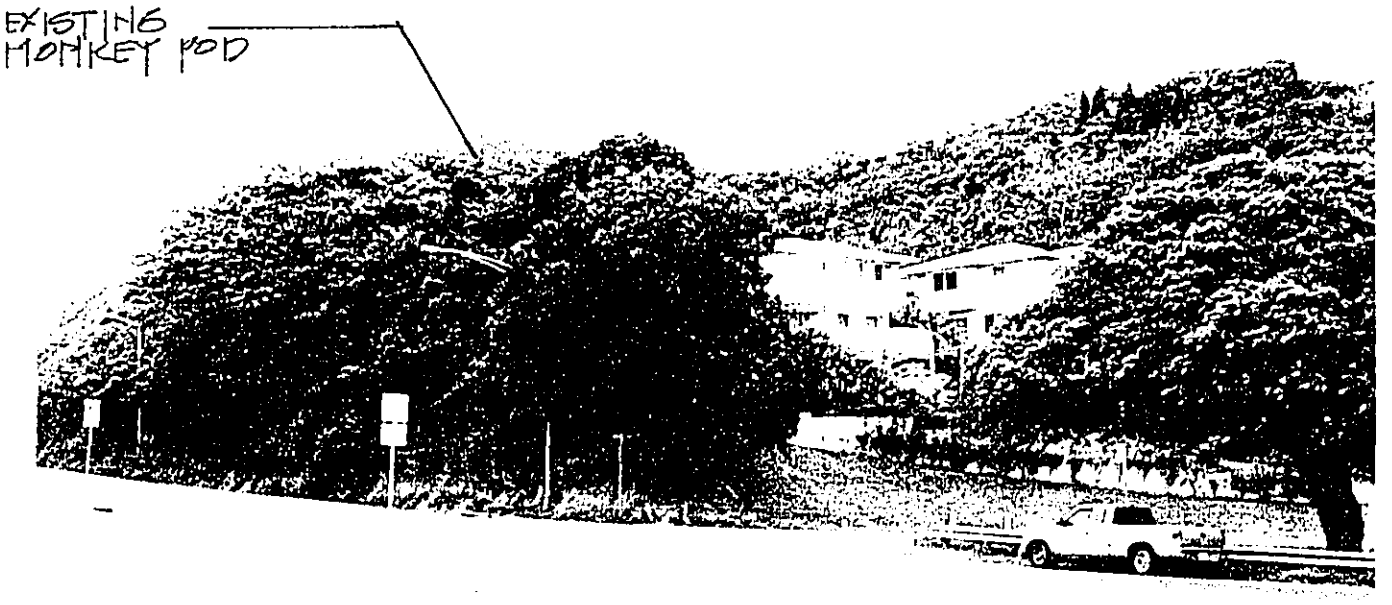


2. KANEOHE BAY DRIVE/MOKAPU SADDLE ROAD INTERSECTION

Photo taken 7 January 2002

Photo Analysis

Figure 14 Remington Residence CDUA Pre-Design, Inc.



3. VIEW FROM MOKAPU SADDLE ROAD

The proposed Residence cannot be seen from this vantage point.
Photo taken 7 January 2002

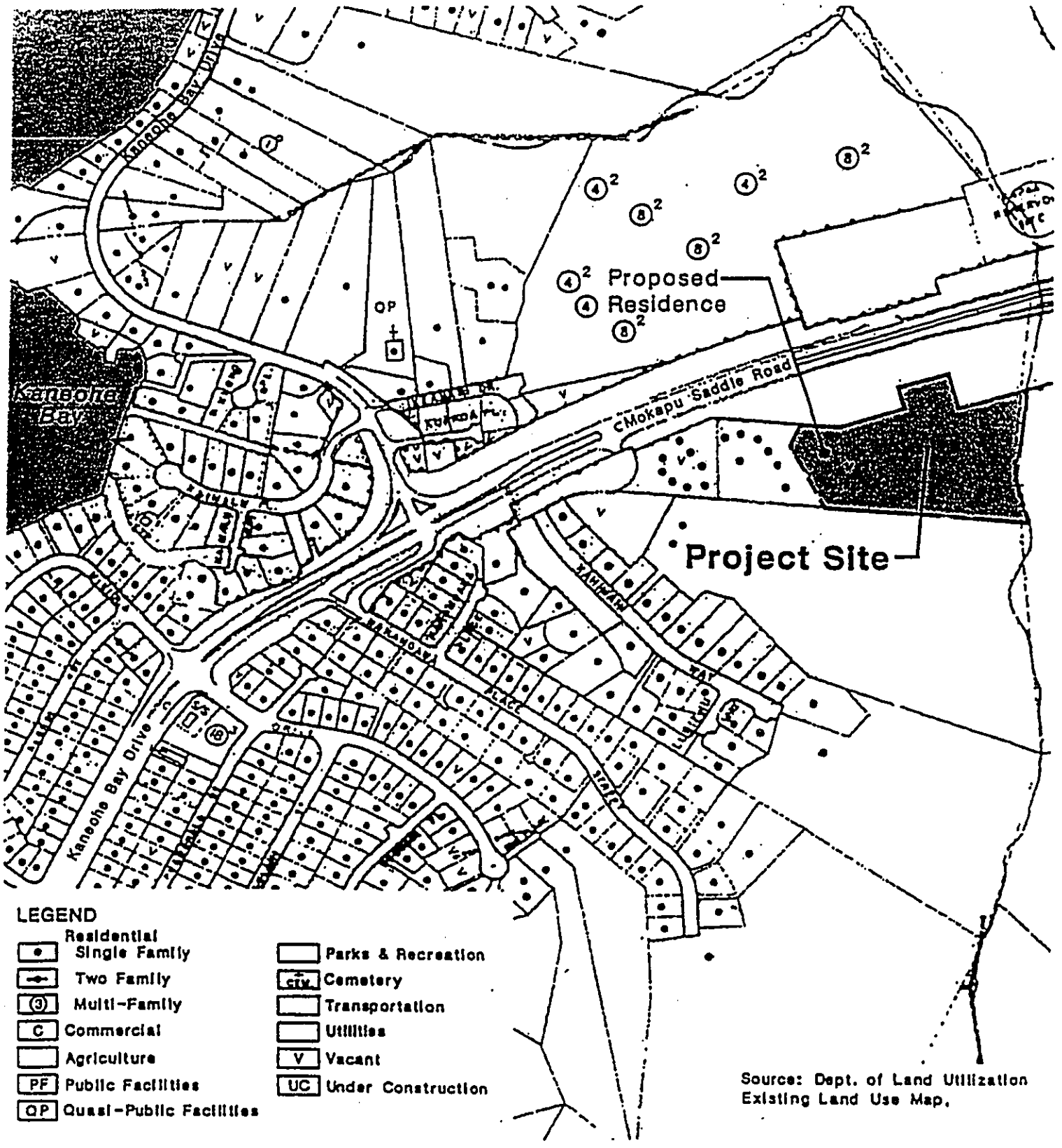
4. VIEW FROM KANEOHE BAY DRIVE/KUONO PLACE INTERSECTION

Photo taken 7 January 2002

Photo Analysis

Figure 15 Remington Residence CDUA

Pre-Design, Inc.



Surrounding Land Uses

Figure 16 Remington Residence CDUA

II. SUMMARY of POTENTIAL IMPACTS, MITIGATING MEASURES and ALTERNATIVES

A. POTENTIAL IMPACTS and MITIGATING MEASURES

The potential impacts identified in this FEA include short-term impacts on the Shangri-La community, soil erosion and air pollution during construction, and visual impacts. No adverse impacts are expected to the function or habitat value of existing flora or fauna; historical, archaeological, or cultural resources; surface water resources, groundwater resources; and the character of the surrounding area, economic conditions or the social environment.

1. SHANGRI-LA

The Applicants have consulted with the Shangri-La's Board of Directors to determine how this single-family home will impact their existing homes long-term as well as identify any concerns they may have related to the construction of the proposed residence.

In consultation with the Shangri-La Board of Directors (Mr. Travis Branch, President), the following items were addressed:

All concerning parties are familiar with and have agreed to the Land Court Order 1712253 granting rights to road and utilities access for the subject property.

To mitigate concerns of undue cracking to the existing Shangri-La access road during construction of the proposed residence, the following actions will be taken: a) All vehicles using the access road for the construction of this project will comply with HRS 291-35,gross weight, axle, and wheel loads. b) Construction vehicles will obey all speed limits and maintain safe driving standards. c) Construction vehicle parking during construction for this project will be outside of Shangri-La or within the subject property. Vehicular and pedestrian ingress and egress to all existing Shangri-La residential units shall not be obstructed.

2. POTENTIAL for SOIL EROSION

Approximately 3,500 square feet (1.8% of the subject property's topography) will be affected by construction of the proposed residence and driveway. An additional 12,500 square feet (6.4%) will be landscaped. A limited amount of loss of soil retention values and fauna habitat is expected.

Construction activity impacts are limited to the potential for erosion. Clearing and grubbing in preparation for construction will expose the soils to erosional forces.

To mitigate concerns of potential soil erosion and severe drainage, the following actions will be taken:

a) The project shall conform to State Department of Health's Water Quality Standards, Chapter 37-A, Public Health Regulations, and SCS's Erosion and Sediment Control Guide for Hawaii. b) Placement of the residence near the makai property line is designed to minimize alteration of the topography by reducing the amount of grading. c) Dust control during construction will include good housekeeping on the construction site (prompt removal of construction materials, petroleum products, waste, and landscaping substances), wetting down loose soils, and the installation of siltation fencing around the perimeter of the disturbed soil areas. Replanting, landscaping, and driveway paving will be implemented immediately after grading and the construction of the retaining wall system, thus preventing runoff from entering nearby drainage areas. d) By maintaining an uninterrupted groundcover and by early installation of interception drainage ditches and retaining walls directly above the proposed residence, the proposed project substantially decreases the current potential for severe runoff from

entering Shangri-La. Captured runoff will be directed toward the existing dry gully Ewa of the proposed residence.

3. POTENTIAL for AIR POLLUTION

An increase in the number of residents (from 0 to 3) will result in a slight increase in the volume of traffic being attached to the subject property. However, this increase is not considered significant compared to the overall amount of vehicles in the surrounding area. As such, the proposed single-family residence is not anticipated to be detrimental to long-term air quality.

The principal source of short-term air quality impact will be construction activity. Short-term construction related impacts is principally in the form of fugitive dust emissions. To mitigate this impact, the following control measures will be used: wetting down loose soil areas and good housekeeping on the job site.

4. CONSTRUCTION-RELATED NOISE

Short-term noise will occur during the construction of the proposed residence. The most significant noise will occur during the first phases of construction by the use of heavy-duty construction equipment. Earthmoving equipment such as backhoes and diesel-powered trucks is anticipated to be the loudest equipment used during construction.

Construction-period noise will be mitigated by complying with the provision of Title 11, Hawaii Administrative Rules (HAR), Chapter 43, Community Noise Control for Oahu, of the State Department of Health. Noise generated during construction will be limited to normal daylight working hours and mufflers will be required on all equipment.

Establishment of the proposed residence will not significantly increase long-term noise levels.

5. VISUAL IMPACTS

The proposed residence will be seen from various locations, as identified in the Photo Analysis (Figures 14 and 15). With this in mind, the proposed landscaping is designed to visually soften and screen the massing of the retaining walls as well as enhance the general attractiveness of the area. The proposed residence will be located near the lower portion of the subject property and tucked in behind Shangri La Units #16 and #18, to further minimize visual impacts. In addition, the residence sits within the twenty-five foot Conservation District height limitation. See Figures 10 and 11 for description of the Building Height. Respecting that height limit and responding to the low profile exterior color selection will reduce the possibility of the proposed residence detracting the viewer's attention from the hillside and ridge.

6. FIRE

A Fire Contingency Plan application has been submitted to the Division of Forest and Wildlife. This plan is included Appendix D.

B. ALTERNATIVES

The objective of the Applicants is to build a single-family residence on their 4.5 acre subject property.

Alternatives include a) building at a high elevation (at 320 feet above sea level), below the ridge but above the specimen trees; b) building at a lower elevation (at around 190 feet above sea level), near the makai property line; c) building a compact two-to-three story structure that digs significantly into the site; d) building an elongated structure that rests along the surface of the site; and e) no action.

ALTERNATIVE "A"

Building near the ridge, at about 320 feet above sea level, affords spectacular views of Kaneohe Bay and Kailua (Kawainui Marsh), provides a cooler location for the residence, and achieves some separation from the surrounding residential area. However, this potential project site is steep and far away from the access to the subject property, thus this alternative requires significantly more grading, involves implementing extensive retaining walls, disrupts more open space with an extended driveway, and is more visible, consequently has a greater social and environmental impact than the proposed action.

ALTERNATIVE "B"

Accommodates the proposed residence on a gentler portion of the subject property, near the makai property line, at 194 feet above sea level and just above the roof line of its makai neighbors, Units 16 and 18, Shangri-La. This alternative allows good views of Kaneohe Bay, accommodates a short driveway and vehicular turnaround, contains a nominal amount of retaining walls required to create the driveway, and minimizes the amount of cut and fill required.

ALTERNATIVE "C"

This alternative involves configuring the residence as a three story building, with living space equally divided among the floors. Due to the 25-foot Conservation District building height envelope, the structure would stair-step up the steeply sloping site (in conflict with the low profile goal of the Conservation District guideline), would require a large buildable area (with stairways and corridors), multiple retaining walls at each floor level (thus more excavation), and would require the Applicants to live in a cave-like environment.

ALTERNATIVE "D"

Provides an elongated two-story layout for the residence. The Upper Level contains most of the living area in a one-room deep configuration, with the Lower Level serving as "pedestal" containing the Study, Entry, ½ Bath, and Garage, also side by side. This layout would be more efficient in its design, therefore, smaller in size. The layout will work within the required Building Height Envelope.

ALTERNATIVE "E"

An "no action" alternative would not meet the objective of the Applicants to build their single-family home on their property nor would it allow the property to retain its fair market value.

The proposed action combines Alternatives "B" and "D". This minimizes the alteration of the terrain and limits the visual impact to the surrounding area. The design and placement of the house would provide necessary vehicular turnaround area in conjunction with stabilizing the existing soils. A maximum of 16,000 square feet, or 8% of the subject property, will be affected by this proposed action.

C. DETERMINATION

The proposed residence conforms to the Single Family Residential Standards as described in Exhibit 4 of HAR 13-5. Standards such as minimum lot size, setbacks, maximum developable area, height, and compatibility provisions have been integrated into the Applicants' proposed use and design.

In reviewing the "Significant Criteria" outlined in the HAR Title 11, Chapter 200, Section 12, EIS Rules, Contents of the Environmental Assessment, the proposed project would have no significant effect on the environment, thus preparation of an Environmental Impact Statement is not required.

Based on this analysis, the following is concluded:

In conformance with Chapter 343, Hawaii Revised Statutes (HRS), as amended, and HAR 11-200, a Finding Of No Significant Impact (FONSI) to the environment is anticipated for the proposed project.

1. No irrevocable commitment to loss or destruction of any natural or cultural resource would result. An Archaeological Assessment/Field Study of the subject property has determined no cultural deposits, historical burials, or significant cultural or natural resources are present at the subject property. No cultural activities or other natural resources would be lost due to approval and implementation of this project.

2. The proposed action would not curtail the range of beneficial uses of the environment. The project will occupy currently unused, vacant, land. No recreational activities or other beneficial uses would be curtailed due to approval and implementation of this project.

3. The proposed action does not conflict with the State's long-term environmental policies, goals, and guidelines. The proposed project is located in land which has been designated Conservation by the State of Hawaii, and will have no significant environmental impacts. The proposed residence is consistent with the Environmental Policies established in HRS 344.

4. The economic or social welfare of the community or state would not be substantially affected. The proposed residence is compatible with the makeup of the abutting residential neighborhood and is consistent with the State's Development Plan for the Koolaupoko District. The surrounding land use patterns will not be altered.

5. The proposed action does not substantially affect public health.
Public health may be affected by the short-term construction impacts such as air, noise, and traffic. However, due to the short-term nature of construction, these impacts should be considered inconsequential to the long-term health of the neighborhood. Mitigating measures will be used to address short-term impacts that potentially may affect public health.

6. No substantial secondary impacts, such as population changes or effects on public facilities are anticipated. The proposed residence will increase the Koolaupoko District population by 3 persons. As such, this project will have no significantly impact on population changes or public facilities.

7. No substantial degradation of environmental quality is anticipated. There will be no degradation of the environment. In fact, the proposed project will enhance the area by restoring the subject property with the re-introduction of indigenous plant material and by reducing potential runoff onto Shangri-La.

8. The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable impacts on the environment. One single-family residence and its amenities is proposed. No other use is planned or permitted, hence there will be no cumulative impacts.

9. No rare, threatened, or endangered species or their habitats would be affected. Field wildlife and botanical studies and onsite observation indicate that there are no endangered plants, animal species, or their habitats on or near the subject property.

10. Air quality, water quality, or ambient noise levels would not be detrimentally affected. There will be no detrimental impacts on air quality, water quality, or ambient noise levels. Short-term fugitive dust emissions and construction noise impacts will be mitigated through compliance with State Department of Health regulations and control measures.

11. The project would not affect environmentally sensitive areas such as flood plains, tsunami zones, beaches, erosion prone areas, geological hazardous lands, estuaries, fresh waters, or coastal waters. This proposed project is not located within the Special Management Area. There are no environmentally sensitive areas in or near the subject property, thus no negative impact on any environmentally sensitive areas.

12. This project will not substantially affect scenic vistas and view planes as identified in county or state plans or studies. Due to the limited size, material/color selection, and location of the proposed residence, and the established residential character of the area, the residence will not stand out from the abutting residential community nor will it adversely affect any known scenic vistas and view planes.

13. This project will not require substantial energy consumption.
This project is for the construction of a single-family residence in a single-family residential area. No substantial energy consumption will be required.

III. RELATIONSHIP to GOVERNMENT PLANS, POLICIES, and CONTROLS

1. The proposed use is an identified land use (R-8, Single Family Residence;- D-1) within the General subzone of the Conservation District, pursuant to HAR 13-5-24(b) and 13-5-25(a).

2. Pursuant to HAR 13-5-40, no public hearing will be required; and

3. In conformance with HRS 343, as amended, and HAR 11-200, a Finding Of No Significant Impact (FONSI) to the environment is anticipated for the proposed project.

DLNR has approved the construction of a single-family residence on this property in 1991 and again in 2000[14]. Denial of the Applicants, Mr. & Mrs. Remington, to construct a single-family residence would severely limit the property owner's use of their land.

A. STATE of HAWAII

1. HAWAII LAND USE LAW

HRS 205, related to the Land Use Commission, establishes four Land Use Districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agriculture", and "Conservation". The subject property is in the Conservation District.

2. STATE CONSERVATION DISTRICT

HAR Title 13-5, establishes five subzones within the "Conservation District". The subject property is located in the General (G) subzone, in Kaneohe, Koolaupoko, Oahu. The proposed "Single Family Residence" is permitted within "G" subzone, in conformance with HAR 13-5-14c. (Revised 1994)

The Subject property is also consistent with the following "Conservation District Use" policies and objectives:

a) "***The proposed land use is consistent with the purpose of the State's Conservation District***". Pursuant to HAR 13-5-1, the purpose of the chapter is "*to regulate land use in the Conservation District for the purpose of conserving, protecting, and preserving important natural resources of the State through appropriate management and use thus promoting long-term sustainability and the public health, safety, and welfare.*"

According to HRS Subsection 205-2, Conservation Districts shall include "*areas necessary for protecting watersheds and water sources, preserving scenic and historic areas; providing park lands, wilderness, and beach reserves; conserving endemic plants, fish, and wildlife; preventing floods and soil erosion; forestry; open space areas whose existing openness, natural conditions, or present state of use, if retained, would enhance the present or potential value of the abutting or surrounding communities, or would maintain or enhance the conservation of natural or scenic resources; areas of value for recreational purposes; other related activities; and other permitted uses not detrimental to a multiple use conservation concept.*"

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[14] Colin de Silva, CDUA OA-2436 Single Family Residence, 1991
Robert Wicks, CDUA OA-2945 Single Family Residence, March 2000

As demonstrated in this FEA, the proposed project has been designed to minimize potential adverse impacts to the area's natural resources and has incorporated applicable management principals for promoting long-term sustainability as well as public health, safety and welfare, including but not limited to the following:

The proposed residence will incorporate a system of retaining walls, landscaping, and storm drains along the perimeter of the project site, substantially decreasing the potential for long-term soil erosion and severe runoff from entering abutting Shangri-La.

The proposed residence is placed near the lower edge of the property to maintain the visual open space areas and minimize alterations to the existing topography.

The proposed residence and its amenities is designed to be modest in size to meet with the scale, building massing, and character of the surrounding residential area.

The landscape planting plan is designed to be compatible with the surrounding environs.

b) "***The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur.***" According to HAR 13-5-14c, land uses permitted in the G subzone are restricted to those listed in section 13-5-25 & 13-5-41 and include *Single Family Residences* that conform with design standards contained in Exhibit 4, HAR 13-5. (Effective 6 September 1994)

The design of the proposed residence (2,690 square feet floor area) is consistent with the scale and character of the surrounding residential neighborhood. Construction of this single-family residence will leave over 92% of the subject property in its natural state, therefore, retaining the site's natural condition.

c) "***The proposed land use complies with provisions and guidelines contained in HRS 205A, entitled "Coastal Zone Management, where applicable***". The objectives of the Hawaii Coastal Zone Management Program, HRS 205A-2, are to "*...protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic and cultural values and recreational opportunities.*"

The objectives of the program are also to: "*identify significant archaeological resources, insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms, reduce hazard to life and property from erosion, and to improve the review process for activities proposed within the coastal zone.*"

Due to the limited size of the project, the established residential character and development of the area, and the mitigating measures being proposed, the proposed action is consistent with the Coastal Zone Management objectives and policies.

No portion of the subject property is located within City and County of Honolulu Special Management Area. (Figure 3)

d) "***The proposed land use will not cause substantial adverse impacts on existing natural resources within the surrounding area, community or region.***" This FEA was prepared to identify known environmental impacts associated with the proposed action, including potential physical hazards. No adverse impacts are expected to groundwater resources, surface water resources, and the function or habitat value of existing flora, fauna, historical, archaeological, and cultural resources, the character of the surrounding area, economic condition, or the social environment.

As discussed, the potential major impacts identified in this FEA include: potential for soil erosion and air pollution during construction, construction related noise, and visual impacts. The Site Plan for the proposed project was developed with attention to existing topography in an effort to minimize the area of disturbance. The proposed improvements will disturb less than 8% of the subject property area. In addition, the following measures will be implemented to assure for no significant adverse impacts.

- Clearing only areas essential for construction.
- Following strict erosion control measures conforming to State Department of Health's Water Quality Standards, Chapter 37-A, Public Health Regulations, and SCS's Erosion and Sediment Control Guide for Hawaii.
- Proper planning of the construction phases to reduce exposed ground areas.
- Install siltation fencing to control sediment runoff at the perimeter of the project, wetting down loose soil areas and general good housekeeping.
- Install retaining walls and storm drains prior to grubbing and clearing of the site.
- Implement replanting and landscaping immediately after grading all cuts and filled slopes.
- Properly disposing of sediment and debris from construction activities.
- Construction activities will be limited to normal daylight working hours and mufflers will be required on all equipment. Construction-period noise will be mitigated by complying with Title 11, HAR 43, and Community Noise Control for Oahu, of the State Department of Health.

The foregoing discussion demonstrates that appropriate mitigative measures will been incorporated in order to minimize potential impacts to the surrounding area.

e) "***The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.***" As previously mentioned in the Socio-Economic Characteristics in this FEA, the subject property to be improved is within the Koolaupoko District, which consists primarily of residential use surrounded by plentiful open space. The proposed residence is consistent with the scale, building massing, and character of the surrounding area. The unimproved open space remains consistent with it's surrounding community.

On two previous occasions the subject property has been approved for construction of single-family residence. The current Applicants proposes a continuation of that intent and has designed the proposed residence in accordance with current governing rules and regulations. The Applicants plans to preserve the natural character of the subject property by maintaining topographic features as much as possible.

f) "***The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable***". The proposed residence is placed near the lower elevation of the subject property, ranging from 194 feet to approximately 219 feet at the roof's ridge. This is compatible with existing residential development on the slopes of Oneawa Hills.

The limited size and location of the residence will preserve the open space characteristics of the site, resulting in 92% of the subject property left in its natural condition. The proposed single-family residence is appropriate for the surrounding area and is consistent with the scale, building massing, and residential characteristics of the neighborhood. The introduction of indigenous landscape material throughout the project site will contribute to the visual quality and natural open space. Retaining walls near the entrance to the project site will add stability to the existing loose soils at the perimeter of the subject property, thus substantially decrease the potential for erosion, and increase areas for improved and sustainable landscaping.

g) "***Subdivision of land will not be utilized to increase the intensity of land use in the Conservation District***". The proposed residential project does not involve subdivision of the subject property. The proposed action is generally consistent with General Plan policies concerning orderly planned improvement, minimizing environmental impacts, consideration of urban design principals, protecting

ridges from incompatible development, consideration of natural features, protecting mature trees and integrating them into new landscape plans.

h) "***The proposed land use will not be materially detrimental to the public health, safety and welfare.***" As demonstrated in this FEA, the project will comply with all appropriate governmental requirements with regard to public environmental and health concerns during construction and post-construction. Appropriate mitigative measures will be implemented to minimize soil erosion and other short-term construction related impacts to air quality, noise control and visual impacts. Accordingly, the proposed project would not be detrimental to the public health, safety, and welfare.

3. STATE ENVIRONMENTAL POLICIES and GUIDELINES

The applicable policies and guidelines from HRS 343 are as follows:

a) "***Conserve the natural resources so that land, water, mineral, visual, air, and other natural resources are protected***" (HRS 344-3) With the exception of visual resources, the subject property within the Conservation District does not appear necessary for any of the resources identified above. The proposed residence is designed to minimize visual impacts by locating the home on the lower portion of the subject property; by maintaining a maximum building height envelope of 25 feet above the existing grade; and by integrating an indigenous landscape into the natural setting.

b) "***Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas***". In general, the subject property within the Conservation District does not appear necessary for any of the above resources, except for the preservation of open space. The proposed single family residence is designed to limit the amount of improvements to about 8% of the subject property, (including 5.5% of the subject property with new landscape), thus maintaining over 92% of the subject property in its natural state.

4. STATE COASTAL ZONE MANAGEMENT and SPECIAL MANAGEMENT AREA

The objectives of the Hawaii Coastal Zone Management Program, HRS 205A-2 are to "*protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic and cultural values and recreational opportunities*". The objectives of the program are also to "*identify significant archaeological resources; insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms; reduce hazard to life and property from erosion; and to improve the review process for activities proposed within the coastal zone.*"

Due to the limited size of the project, the established residential character and development of the surrounding neighborhood, and the mitigating measures being proposed, the proposed action is consistent with the Coastal Zone Management objectives and policies.

B. CITY and COUNTY of HONOLULU

1. COUNTY GENERAL PLAN

The General Plan for the City and County of Honolulu (as amended in 1992) provides long-term social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The subject property's use is consistent with the following General Plan objective: "***To manage physical growth and development in the urban-fringe and rural areas so that population densities are consistent with the character of development and environmental qualities desired for such areas.***"

In 1995 the City and County of Honolulu Department of General Planning estimated approximately 117,700 reside in the Koolaupoko area, by the year 2020, the Koolaupoko population is estimated to be 122,100 residence or 11%-12% distribution of the island-wide total[15].

By November 2002 (the estimated date of completion for the proposed single-family residence), the proposed residence is anticipated to add 3 residents to the Koolaupoko population, representing approximately .0017% of the Koolaupoko population that year.

2. KOOLAUPOKO SUSTAINABLE COMMUNITIES PLAN

The *Koolaupoko Sustainable Communities Plan*[16] provides a vision for preservation, conservation, and enhancement of the region's resources. This vision is described below:

Protect Natural and Scenic Resources. *Significant scenic views of ridges, upper valley slopes, shoreline areas from major public parks highways, coastal waters and hiking trails must be protected.*

Preserve Cultural and Historical Resources *by retaining visual landmarks and significant views, by protecting access rights relating to traditional cultural practices, and by preserving significant historic, cultural, and archaeological features from Koolaupoko's past.*

Preserve Agricultural Resources. *Koolaupoko contains productive and potentially productive agricultural lands that should be preserved by adopting protective regulatory policies and implementing incentives and programs to promote active agricultural use of these lands.*

Protect the Residential Environment of Neighborhoods. *Preserve and enhance residential neighborhoods by improving infrastructure and by creating appropriate densities and design guidelines for residential communities.*

This vision for Koolaupoko's future will be implemented through the following ten key elements:

1. ***Adapt the concept of "ahupua'a" in land use and natural resource management;***

2. ***Preserve and promote open space throughout the region;***
Open space protects scenic beauty and views and provides recreation; promotes access to shoreline and mountain areas; defines the boundaries of communities; prevents urban sprawl; provides buffers between agricultural uses and residential neighborhoods; creates a system of linear greenways along roadways and drainage channels; and prevents development in areas susceptible to landslides and similar hazards.

Open Space falls into two categories: *Active Open Space* and *Passive Open Space*.

Active Open Space includes community-based parks, golf courses, cemeteries, and intensive agricultural uses. Use of the subject property in conjunction with these activities is impractical, as there is limited public access to the property. Providing adequate parking in support of Active Open Space activities would be a problem with the neighbors. Use of the land by the general public would require the State to address significant safety and liability issues.

Passive open space includes lands in the State Conservation District (such as the subject property), drainage and utility corridors, nature parks, preserves and wetlands, and agricultural lands such as

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[15] City & County of Honolulu, DEPARTMENT of PLANNING and PERMITTING – *Koolaupoko Sustainable Communities Plan* (Ordinance 00-47) effective 25 August 2000, Page 2-1

[16] City & County of Honolulu, DEPARTMENT of PLANNING and PERMITTING – Land use policies, principles, and guidelines are taken from the *Koolaupoko Sustainable Communities Plan* (Ordinance 00-47) effective 25 August 2000

pastures, aquaculture ponds and fallow fields. The subject property is not located in a drainage or a utility corridor. There are no proposals to create a nature park in the vicinity of the subject property, there are no preserves or wetlands on the property. The subject property was used commercially as a pasture but has remained fallow for the last 30 years.

Building one Single Family Residence on the 4.503 acre property would be consistent with the intent to create and enhance Passive Open Space. The modest size and configuration of the proposed residence will preserve the open space, with over 92 % of the subject property left in its natural condition.

3. ***Preserve and promote agriculture uses and define boundaries for these areas***;
There are no commercial agricultural activities at the subject site. The absence of water (wells or streams) and level ground (cannot drive a tractor on uncleared, ungraded, surfaces) would make the property costly and impractical to use for commercial agriculture.

4. ***Preserve& enhance scenic, recreational& cultural features defining Koolaupoko's sense of place***;
Views of ridgelines or upper slopes of coastal headlands and mountains from the vantage point of coastal waters, major roads, parks and other public places should be kept free from land disturbance or the encroachment of structures or other projects that would affect the scenic viewplanes.

According to the City and County of Honolulu's Coastal View Study, Oneawa Hills is considered an important coastal landform but is not identified as a significant roadway view.

The predominant public view of the subject property is from Mokapu Saddle Road. A major visual element of the site is a large Monkeypod tree with an approximately 65-foot wide canopy. The proposed residence will not encroach or disturb the view line to the existing Monkeypod tree or to any significant open space. Also, the proposed residence, as seen from the Kaneohe Bay Drive/ Mokapu Saddle Road intersection, will not impose on the Oneawa Hills ridgeline.

There are no recreational or cultural features present at the subject property.

The proposed single-family residence is appropriate for the surrounding area and is consistent with the scale, building massing, and residential character of the residential neighborhood. Placement of the proposed residence at the lowest edge of the subject property, does not adversely affect any makai views from Mokapu Saddle Road, Kaneohe Bay Drive, or the H-3 Freeway. Therefore, the proposed action will not have a significant impact upon the visual character of the site and its immediate environment.

5. ***Emphasize alternatives to the private passenger vehicle as modes for travel***;
The proposed residence will be built within walking distance of a bust stop as well as the bike lanes available on Mokapu Saddle Road and Kaneohe Bay Drive.

6. ***Adapt housing and public works standards to community character and changing needs***;
Guidelines for residential construction standards found in the *Koolaupoko Sustainable Communities Plan*, page 2-15, paragraph 2.2.5, encourages the design and construction of dwellings that are "*proportionate in size to their lot area and the district in which they are located*". The proposed residence features an appropriate building scale for Conservation Land and for the adjacent Shangri La neighborhood. The single-family residence features a 5:12 pitched roof with a relatively wide (three foot) overhang, in response to the climatic condition of the site.

Placing the proposed residence in the middle of the lower edge of the subject property allows for significantly exceeding typical rear and side yard requirements. The proposed landscape plan is laid out such as to be visible from the upper edge of Shangri La. Softscape and hardscape materials are selected deliberately to promote a sense of continuity with Shangri La.

7. ***Protect residential neighborhoods;***
Protect the integrity of existing residential areas & enhance the desirable living amenities available to them.
The scale, building massing, and character of the proposed single-family residence fits within the architectural and density context of its abutting neighbor, Shangri La. Placing the proposed residence at the edge of the subject property, and connecting the proposed driveway to the existing Shangri La access road, creates an intentional terminus to the existing neighborhood.

8. ***Define and enhance existing commercial and civic districts;***
There are no commercial or civic facilities directly affected by construction of the proposed residence.

9. ***Establish Urban Community, Rural Community, Agriculture, and Preservation boundaries;***
Four types of boundaries have been established to guide development and preserve open space. These are the Urban Community Boundary, *the* Rural Community Boundary, *the* Agriculture Boundary, *and the* Preservation Boundary. Because the subject property is found in an area designated as a State Conservation District, the site is considered located within Preservation.

The purpose of the Preservation Boundary is to protect undeveloped lands that are not valued primarily for agriculture but which form an important part of the region's open space fabric. Such lands include important wildlife habitat, archaeological or historic sites, significant landforms or landscapes over which significant views are available, and development-related hazard areas. They exclude such features, sites or areas that are located within the Urban Community, Rural Community or Agriculture boundaries. [17]

The Preservation Boundary generally:

a. ***Is necessary for protection of watersheds, water resources and water supplies;***
The subject property sits makai of the State Department of Health's Underground Injection Control line, and is considered below any important groundwater resources. Thus the proposed action is not expected to significantly affect groundwater recharge and no action is necessary for the protection of watersheds, water resources and water supplies.

b. ***Is necessary for the conservation, preservation and enhancement of sites with scenic, historic, archaeological or ecological significance;***
The Archaeological survey (see Appendix C) indicates there is no apparent historic or archaeological asset on the property. According to the City and County of Honolulu's Coastal View Study the property is not located in a significant scenic location.

c. ***Is necessary for providing and preserving park lands, wilderness and beach reserves, and for conserving natural ecosystems of endemic plants, fish and wildlife, for forestry, and other activities related to these uses;***
The subject property is not in or near park lands, wilderness, nor beach reserves. No endangered plant species are believed to exist on the subject property. [18] There are no known significant habitats of rare, endangered, or threatened species of fauna on the property. Construction of the proposed residence will result in the loss of approximately 8% of the existing vegetation and some faunal habitat on the property. However, because the birds and mammals habituating the site are common to most urban and field conditions, any loss of habitat is not considered significant. [19]

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[17] City & County of Honolulu, DEPARTMENT of PLANNING and PERMITTING – *Koolaupoko Sustainable Communities Plan*, Page 2-22
[18] Helber Hastert & Kimura Planners, Environmental Assessment TMK 4-4-13-:34 October 1990, Page 29
[19] Nagata, Kenneth M. Malulani Biological Survey, 28 May 1989

d. ***Is located at an elevation below the maximum inland line of the zone of wave action, and marine waters, fishponds, and tidepools unless otherwise designated;***
The subject property is not located near the ocean.

e. ***Comprise offshore and outlying islands unless otherwise classified;***
The subject property is not located on an outlying island.

f. ***Is generally characterized by topography, soils, climate or other related environmental factors that may not be normally adaptable or presently needed for urban community, rural community, or agriculture use;***
Due to the nature of the topography and the geology of the site, development of the subject property for urban community, rural community, or agriculture use would not be cost effective or appropriate.

g. ***Have slopes of 20 percent or more which provide for open space amenities and/or scenic values;***
Construction of a single family residence at the base of the subject property does not adversely affect the property's contribution to open space or its scenic value.

h. ***Are susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention, and lands necessary to the protection of the health, safety and welfare of the public by reason of soil instability or the lands' susceptibility to landslides and/or inundation by tsunami and flooding;***
According to the Soils Report [20] the slope of the project site is "*grossly stable and can be expected to remain so under reasonably foreseeable conditions*", thus it is not necessary to protect the health, safety and welfare of the public by reason of soil instability. The erosion hazard on the slopes is considered severe. However, there is no evidence of the site undergoing major erosion damage that would require corrective attention. The property is classified as undetermined with regard to floods and is not considered susceptible to landslides and/or inundation by tsunami.

i. ***Is used for state or city parks outside the Urban Community and Rural Community boundaries;***
The subject property is not used for a State or City park.

j. ***Is suitable for growing of commercial timber, grazing, hunting,& recreation uses, including facilities accessory to such uses when such facilities are compatible with the natural & physical environment.***
The subject property is not suitable for harvesting commercial timber. In the past, it has been unsuccessfully used for grazing. Were there were animals at the site, the proximity to the residences of Shangri La make hunting dangerous and inappropriate. Recreational uses, including facilities accessory to such uses, would be severely limited in scope by the nearness of Shangri La and by topography.

10. ***Maintain the predominantly low-rise, low-density, single family character of the urban fringe and rural communities;***
To construct the residence would increase the housing capacity in Koolaupoko in accordance with General Plan policies through development of new homes on lots presently designated for low-density residential use. Adding this proposed residence to the neighborhood would maintain the low-rise, low-density, single-family character of the immediate neighborhood as well as that of the community.

3. COUNTY ZONING

The City and County of Honolulu Land Use Ordinance, updated 1997, states: "***It is intended that all lands within a state-designated conservation district be zoned P-1, Restricted Preservation District; within the P-1 Restricted Preservation District, all uses, structures, and development standards shall be governed by the appropriate state agencies.***"

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[20] Weidig Geoanalysts, PRELIMINARY GEOTECHNICAL REPORT, 14 March 2002, Page 4

IV. APPENDIX

A. Pre-Design, Inc. Letter of Authorization
B. Consulted Parties – Correspondence
C. Archaeological Inventory Report
D. DOFAW Fire Contingency Plan & SMA Determination

APPENDIX A

LETTER of AUTHORIZATION

Paul and Wanda Remington
3 December 2001

Remington
47-403 A Kapehe Street
Kaneohe, Oahu, Hawaii 96744-4845

3 December 2001

DEPARTMENT of LAND and NATURAL RESOURCES
1151 Punchbowl Street, Suite 220
Honolulu, Hawaii 96813

ATTN: **Mr. Masa Alkire**
Planner

RE: **LETTER of AUTHORIZATION**
Environmental Assessment/Conservation District Use Permit Application
Proposed Residence, Mr. and Mrs. Paul Remington
44-674 Kahinani Place
TMK: 4-4-13:34

Dear Mr. Alkire:
This is to authorize Pre-Design, Inc. to act as our agent in processing the Conservation District Use Permit application for a single-family residence identified as TMK: 4-4-13: 34 in Kaneohe, Koolaupoko, Oahu.

Sincerely,

Paul and Wanda Remington
Property Owners

cc: Pre-Design, Inc.

APPENDIX B

CORRESPONDENCE

TMK: 4-4-13: 34

April 12, 2002

State of Hawaii
Department of Land & Natural Resources
1151 Punchbowl Street, Suite 202
Honolulu, Hawaii 96813

Attn: Masa Alkire

Re: Conservation District Use Application CDUA No. OA-3077B
Remington Single Family Residence TMK: 4-4-013:034
44-674 Kahinani Place
Kaneohe, Hawaii 96744

Dear Mr. Alkire:

I am writing on behalf of Paul Remington to express my support for his permit application to build a single-family residence at 44-674 Kahinani Place, Kaneohe. My name is Tina Maragos and I own the home closest to this piece of property. My home is located in the Shangri-La Development directly below and adjacent to his property.

I have reviewed his plans and spoken with Paul on several occasions regarding his intentions to build a home and live on this property. My feeling is that he has carefully examined the property and chosen a style of home and site that is not obtrusive and out of context with the property or the neighboring homes. As a professional architect I believe Mr. Remington will address construction of his home and road, as well as any soil, wall or drainage issues properly.

Because it is primarily conservation land, I understand that he can only build on a specific section of the property. His choice is close to the existing entrance to the property and is located on a portion of the property now covered with tree stumps or hale koa. I see no endemic Hawaiian trees or plants that will be displaced by his homesite. In fact, he has expressed an interest in reforesting and planting trees that would be endemic or do well in our area of Kaneohe. I feel Paul has done his homework and taken seriously the fact that he owns conservation land.

I knew the previous owner of the property and spoke to several prospective buyers who have shown up on my doorstep. Mr. Remington by far has the best sense of aina and care for the true value of a conservation/residential lot. I support him building his home.

Sincerely,

Tina L. Ing Maragos

Pre-Design, Inc
146 Hekili Street, Suite 101
Kailua, Oahu, Hawaii 96734-2835
Phone) 808/263-5547 Fax) 808/239-7310

16 April 2002

Tina L. Ing Margos
44-672-18 Kahinani Place
Kaneohe, Hawaii 96744

RE: **Conservation District Use Application (CDUA) and Final Environmental Assessment (FEA)**
Remington Single Family Residence, TMK: 4-4-13:34
Kaneohe, Koolaupoko, Hawai'i CDUA No: OA-3077B

Dear Ms. Margos:

Thank you for responding to the Draft Environmental Assessment for the proposed Remington Single Family residence, which was submitted to the Department of Land and Natural Resources.

We appreciate your questions and your support of the construction of the proposed residence. Your letter has been included in the Final Environmental Assessment.

Should you have any questions or need clarification of any material submitted, please contact me at 263-5547.

Aloha Nui Loa

Paul Remington
Principal

PB:MA

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P.O. BOX 621
HONOLULU, HAWAII 96809

Land Division

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

CDUA No: OA-3077B
Acceptance Date: 1-14-2002
Expiry Date: 7-13-2002

MAR 1 2002

Mr. Paul Remington
Pre-Design, Inc.
146 Hekili Street, Suite 101
Kailua, Hawaii 96734-2835

Subject: Final Environmental Assessment for CDUA OA-3077B for a Single Family Residence and Related Improvements at 44-674 Kahinani Place, Kaneohe, Oahu. [TMK (1) 4-4-13:34]

Dear Mr. Remington:

This letter is regarding the processing of CDUA application OA-3077B. The public and agency comment period on your draft environmental assessment (DEA) has closed. Attached to this letter are copies of the comments received by the Land Division regarding your CDUA. The final copy of your environmental assessment needs to include your responses to the queries raised in these letters. These responses can be attached to the end of the final EA document. The commenting agencies also need to receive a response from you.

In addition, the Land Division Planning Branch has the following questions about the contents of your submitted draft environmental assessment:

1. In the building section diagram submitted as part of the DEA it appears that the structure in question exceeds the building height limit of the single family residential standards outlined in Hawaii Administrative Rules 13-5. HAR 13-5 states: *The maximum height of the building shall not exceed twenty-five feet measured from the highest point of the roof structure (excluding any allowed chimney, antenna, vents, or similar protrusions) down to the lower of the existing or finished grade at the lowest corner of the building.* The DEA refers a line running parallel to the existing grade as the height envelope for the proposed structure. This is not an accurate interpretation of HAR 13-5. Therefore the submitted FEA needs to be revised to describe the proposed structure as within the building envelope allowed within the Conservation District.

2. Staff asks that you include further information about the cabana structure in the FEA. Please describe what the actual proposed use of the structure is and what utility hook-ups will go to the structure.

3. Staff notes that you state in the DEA that you will comply with DOH's water quality standards, Chapter 37-A, Public Health Regulations, and SCS's Erosion and Sediment Control Guide for Hawaii. Staff would like to ask the applicant if they would also be willing to complete all site clearing, earthmoving and grading activities only during the summer months to further mitigate potential run-off?

After the Land Division receives the final version of your environmental assessment with all the necessary amendments your CDUA will be placed on the agenda of the Board of Land and Natural Resources for their consideration. It will expedite the application review process if you were to submit your final environmental assessment by April 1, 2002. Should you have any questions, please contact Masa Alkire of our Planning Branch at 587-0385.

Aloha,

Harry Yada
Acting Administrator

Cc: Oahu Board Member

attachments

Pre-Design, Inc
146 Hekili Street, Suite 101
Kailua, Oahu, Hawaii 96734-2835
Phone) 808/263-5547 Fax) 808/239-7310

28 March 2002

STATE of HAWAII
DEPARTMENT of LAND and NATURAL RESOURCES
1151 Punchbowl Street, Suite 202
Honolulu, Oahu, Hawaii 96813

ATTN: **Masa Alkire**
Planner

RE: **Conservation District Use Application (CDUA) and Final Environmental Assessment (FEA)**
Remington Single Family Residence, TMK: 4-4-13:34
Kaneohe, Koolaupoko, Hawai'i CDUA No: OA-3077B

Dear Mr. Alkire,

Thank you for responding to the Draft Environmental Assessment for the proposed Remington Single Family residence, which was submitted to the Department of Land and Natural Resources. Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

1. Building Height Limit: The design of the proposed residence has been altered to fit within the standards outlined in Hawaii Administrative Rules 13-5. See Figures 10 and 11.
2. Cabana Structure: The Pool and Cabana/Garage structure were going to be built five to ten years in the future. As this timeframe exceeds the implementation timeframe for the CDUP, we are eliminating it from the EA altogether. It is my understanding that we would have to submit a CDUA at the time we decide to build.
3. Summer completion of Grading and Earthmoving activities: It is our intention to start work on the site within two weeks of DLNR's granting the CDUP. This proposed schedule (May, June, and July) puts all the site preparation work in the dry summer.

Should you have any questions or need clarification of any material submitted, please contact me at 263-5547.

Aloha Nui Loa

Paul Remington
Principal

REF:PB:MA

RECEIVED
LAND DIVISION

2002 FEB -7 P 2:23

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

JAN 17 2002

DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

File Number: OA-3077B
Acceptance Date: 1-14-2002
180 Day Exp. Date: 7-13-2002
SUSPENSE DATE: 21 Days from stamped date
2/7/02

MEMORANDUM

TO: Dept. of Aquatic Resources, Oahu District Land Agent, Engineering, Historic Preservation Division, Dept. of Forestry and Wildlife

FROM: Harry Yada, Acting Administrator
Land Division

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA) – Board Permit

APPLICANT: Paul and Wanda Remington

FILE NO.: OA-3077B

REQUEST: Single Family Residence

LOCATION: Kaneohe, Oahu

PUBLIC HEARING: YES___ NO_X_

Attached are copies of the subject CDUA and submitted Draft Environmental Assessment. We would appreciate your review and comment on this CDUA by the suspense date noted above.

Should you require additional information, please contact Masa Alkire of our Planning Branch at 587-0385. If no response is received by the suspense date, we will assume there are no comments.

☒ Comments Attached
☐ No Comments

Date: 2/6/02
Signed: Andrew M. Monden
ANDREW M. MONDEN, CHIEF ENGINEER

Attachments

DLNR-LAND DIVISION
ENGINEERING BRANCH

File Number: OA-3077B

COMMENTS

We concur that the Flood Zone Determination for the project site is located in Zone D. This is an area in which flood hazards are undetermined. However, reference made to the Flood Insurance Rate Map on page 3 of the Draft Environmental Assessment Footnotes, is incorrect. The current effective firm panel number is 15003 C 0290 E (November 20, 2000).

If further studies determine that the project site is within the flood zone, the proposed improvements must comply with rules and regulations of the National Flood Insurance Program (NFIP) and all applicable County Flood Ordinances. If there are questions regarding the NFIP, please contact the State Coordinator, Mr. Sterling Yong, of the Department of Land and Natural Resources at 587-0248. If there are questions regarding flood ordinances, please contact applicable County representative.

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Pre-Design, Inc
146 Hekili Street, Suite 101
Kailua, Oahu, Hawaii 96734-2835
Phone) 808/263-5547 Fax) 808/239-7310

28 March 2002

STATE of HAWAII
DEPARTMENT of LAND and NATURAL RESOURCES
Land Division
P.O. Box 621
Honolulu, Oahu, Hawaii 96809

ATTN: **Andrew M. Monden**
Chief Engineer

RE: **Conservation District Use Application (CDUA) and**
Final Environmental Assessment (FEA)
Remington Single Family Residence, TMK: 4-4-13:34
Kaneohe, Koolaupoko, O'ahu, Hawai'i CDUA No: OA-3077B

Dear Mr. Monden,

Thank you for responding to the Draft Environmental Assessment for the proposed Remington Single Family residence, which was submitted to the Department of Land and Natural Resources.

Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

1. Footnote Correction: We have corrected footnote #2 to read as follows (highlighted here only): Federal Emergency Management Agency, Flood Insurance Rate, City & County of Honolulu, Community Panel **Number 15003 C 0290 E (20 November 2000).**
2. Note on further studies: We have added the following on page 3 of the FEA: in the event that a "***future study would determine that the project site is within the flood zone, the proposed improvements would then need to comply with rules and regulations of the National Flood Insurance Program and all applicable County Flood Ordinances.***"

Should you have any questions or need clarification of any material submitted, please contact me at 263-5547.

Aloha Nui Loa

Paul Remington

Paul Remington
Principal

cc: DLNR

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

GILBERT S. COLOMA-AGARAN, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
ERIC T. HIRANO
LINNEL NISHIOKA

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

HAWAI'I HISTORIC PRESERVATION DIVISION REVIEW

Log #: 29097
Doc #: 0201EJ29

Applicant/Agency: Harry Yada, Acting Administrator
DLNR Land Division

SUBJECT: Conservation District Use Application – OA-3077B Paul and Wanda Remington
Single Family Residence

Ahupua`a: Kane`ohe
District, Island: Ko`olaupoko, Oahu
TMK: (1) 4-4-013:034

1. We believe there are no historic properties present, because:

____ a) intensive cultivation has altered the land
____ b) residential development/urbanization has altered the land
____ c) previous grubbing/grading has altered the land
__✔__ d) an acceptable archaeological assessment or inventory survey found no historic properties
____ e) other:

__✔__ Thus, we believe that "no historic properties will be affected" by this undertaking

2. This project has already gone through the historic preservation review process, and mitigation has been completed ___.

Staff: Elaine Jourtane Date: 2/6/02

Title: Assistant Archaeologist - O`ahu Phone: (808) 692-8027

Pre-Design, Inc
146 Hekili Street, Suite 101
Kailua, Oahu, Hawaii 96734-2835
Phone) 808/263-5547 Fax) 808/239-7310

28 March 2002

STATE of HAWAII
DEPARTMENT of LAND and NATURAL RESOURCES
Historic Preservation Division
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

ATTN: **Elaine Jourdane**
Assistant Archaeologist – O'ahu

RE: **Conservation District Use Application (CDUA) and Final Environmental Assessment (FEA)**
Remington Single Family Residence, TMK: 4-4-13:34
Kaneohe, Koolaupoko, O'ahu, Hawai'i CDUA No: OA-3077B

Dear Ms. Jourdane:

Thank you for responding to the Draft Environmental Assessment for the proposed Remington Single Family residence, which was submitted to the Department of Land and Natural Resources.

Your letter (Doc # 0201EJ29) has been included in Appendix B of the Final Environmental Assessment. Should you have any questions or need clarification of any material submitted, please contact me at 263-5547.

Aloha Nui Loa

Paul Remington
Principal

cc: DLNR

REF:PB:MA

DIVISION
DIRECTOR
COM FISHERIES
AQ REC/ENV
AQ REC/FW
STAFF SVCS
FISH DEV
STATISTICS
ADMIN
ENFORCEMENT
SURVEY
OTHER
FILE
RB

02-53

JAN 17 2002

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

File Number: OA-3077B
Acceptance Date: 1-14-2002
180 Day Exp. Date: 7-13-2002
SUSPENSE DATE: 21 Days from stamped date

2/8

MEMORANDUM

TO: Dept. of Aquatic Resources, Oahu District Land Agent, Engineering, Historic Preservation Division, Dept. of Forestry and Wildlife

FROM: Harry Yada, Acting Administrator
Land Division

SUBJECT: REQUEST FOR COMMENTS
Conservation District Use Application (CDUA) – Board Permit

APPLICANT: Paul and Wanda Remington

FILE NO.: OA-3077B

REQUEST: Single Family Residence

LOCATION: Kaneohe, Oahu

PUBLIC HEARING: YES___ NO_X_

RECEIVED
JAN 18 2002
DIV. AQUATIC RESOURCES

Attached are copies of the subject CDUA and submitted Draft Environmental Assessment. We would appreciate your review and comment on this CDUA by the suspense date noted above.

Should you require additional information, please contact Masa Alkire of our Planning Branch at 587-0385. If no response is received by the suspense date, we will assume there are no comments.

☒ Comments Attached
☐ No Comments

Date: 2-7-02
Signed: 2-7-02

Attachments

Suspense Date: February 8, 2002

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Aquatic Resources
Honolulu, Hawaii

MEMORANDUM

To: William Devick, Administrator
From: Richard Sixberry, Aquatic Biologist
Subject: Comments on Conservation District Use Permit OA-3077B

Comments Requested By: Harry Yaga, Land Management

Date of Request: 1/17/02 Date Received: 1/18/02

Summary of Project

Title: Single Family Residence

Proj. By: Paul & Wanda Remington

Location: Kaneohe, Oahu

Brief Description:

The applicant proposes to construct a two-story family residence with a two car garage. Various site improvements are also planned. The project is located on the upwards mauka slope of Oneawa Hills above Mokapu Saddle Road.

Comments:

No significant impact adverse to aquatic resource values is expected from the construction of the single family residence and other proposed activities.

We suggest that site work be conducted, as much as possible, during periods of minimal rainfall; all areas denuded of vegetation should be quickly stabilized to control erosion.

Precautions should be taken to prevent construction materials, debris, eroded soil, landscaping chemicals, petroleum products and other potential contaminants from entering the aquatic environment.

Pre-Design, Inc
146 Hekili Street, Suite 101
Kailua, Oahu, Hawaii 96734-2835
Phone) 808/263-5547 Fax) 808/239-7310

28 March 2002

STATE of HAWAII
DEPARTMENT of LAND and NATURAL RESOURCES
Land Division
P.O. Box 621
Honolulu, Oahu, Hawaii 96809

ATTN: **Richard Sixberry** *Aquatic Biologist*

RE: **Conservation District Use Application (CDUA) and Final Environmental Assessment (FEA)**
Remington Single Family Residence, TMK: 4-4-13:34
Kaneohe, Koolaupoko, Hawai'i CDUA No: OA-3077B

Dear Mr. Sixberry,

Thank you for responding to the Draft Environmental Assessment for the proposed Remington Single Family residence, which was submitted to the Department of Land and Natural Resources.

Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

Summer Completion of Grading and Earthmoving Activities: It is our intention to start work on the site within two weeks of DLNR's granting the CDUP. This proposed schedule (May, June, and July) puts all the site preparation work in the dry summer.

Potential Damage to Aquatic Environment: To mitigate concerns regarding construction materials, debris, soil erosion, landscaping chemicals, petroleum products, and other potential aquatic contaminants, the following actions will be taken: a) The project will conform to State Department of Health's Water Quality Standards, Chapter 37-A, Public Health Regulations, and SCS's Erosion and Sediment Control Guide for Hawaii. b) Dust and material/debris control will include good housekeeping on the construction site (prompt removal of construction materials, petroleum products, and waste), wetting down loose soil, and the installation of siltation fencing around the perimeter of the disturbed soil areas. c) Replanting will be implemented under the observation of a qualified botanist.

Should you have any questions, please contact me at 263-5547.

Aloha Nui Loa

Paul Remington

Paul Remington
Principal

cc: DLNR

BENJAMIN J. CAYETANO
GOVERNOR

GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

February 22, 2002

Mr. & Mrs. Paul & Wanda Remington
47-403-A Kapehe Street
Kane'ohe, Hawai'i 96744-4845

Mr. Masa Alkire
Department of Land and Natural Resources, State of Hawai'i
1151 Punchbowl Street, Suite 202
Honolulu, Hawai'i 96813

Mr. Paul Remington
Pre-Design, Inc.
146 Hekili Street, Suite 101
Kailua, Hawai'i 96734-2835

Dear Mr. & Mrs. Remington, Mr. Alkire, and Pre-Design, Inc.:

Thank you for your submittal of the draft environmental assessment (DEA) for the approval of a conservation district use permit for the construction of a single family residence at TMK 4-4-13, parcel 34, situated in the general subzone of the conservation district, in the judicial district of Ko'olaupoko. We have reviewed the document and submit the following comments for your consideration and response.

1. VISUAL IMPACTS: The site is on a hill. Please include photographs of the site in the final environmental assessment as well as an analysis of possible visual impacts the site may have.
2. CULTURAL IMPACT ASSESSMENT: The DEA includes and archaeology inventory letter report which we believe is intended to fulfill the requirements of Chapter 6E, Hawai'i Revised Statutes. Act 50, Session Laws of Hawai'i, Regular Session of 2000, now requires that environmental assessments include an assessment of the impact a proposed action may have on cultural resources or cultural practices. While the archaeology letter report by Mr. Kennedy documents the lack of surface indications of cultural activity, it does not address current contemporaneous cultural resources or practices associated with Parcel 34. As such, we request that you complete such an assessment in accordance with the Guidelines for Assessing Cultural Impact (enclosed) prepared by the Environmental Council in 1997. This will entail, in part, active consultation with cultural practicioners and experts in the Ko'olaupoko district.
3. GUIDELINES FOR SUSTAINABLE BUILDING DESIGN IN HAWAI'I: Please find enclosed a copy of the Guidelines for Sustainable Building Design prepared by the Environmental Council.
4. USE OF RECYCLED GLASS. Please consider the use of glass-asphalt aggregate ("glasphalt") in the design of impervious surfaces.
5. INDIGENOUS AND POLYNESIAN INTRODUCED PLANTS FOR USE IN PUBLIC LANDSCAPING: Please consider the use of native, indigenous and polynesian introduced plants in your landscaping.

Thank you for the opportunity to comment. If there are any questions, please call Leslie Segundo, Environmental Health Specialist, at (808) 586-4185.

Sincerely,

GENEVIEVE SALMONSON
Director

Enclosures

Pre-Design, Inc
146 Hekili Street, Suite 101
Kailua, Oahu, Hawaii 96734-2835
Phone) 808/263-5547 Fax) 808/239-7310

28 March 2002

STATE of HAWAII
OFFICE of ENVIRONMENTAL QUALITY CONTROL
235 South Baritania Street, Suite 702
Honolulu, Oahu, Hawaii 96813

ATTN: **Genevieve Salmonson**
Director

RE: **Conservation District Use Application (CDUA) and Final Environmental Assessment (FEA)**
Remington Single Family Residence, TMK: 4-4-13:34
Kaneohe, Koolaupoko, Hawai'i CDUA No: OA-3077B

Dear Ms. Salmonson,

Thank you for responding to the Draft Environmental Assessment for the proposed Remington Single Family residence, which was submitted to the Department of Land and Natural Resources.

Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

1. Visual Impacts: Placement of the proposed residence does not adversely affect any views from Mokapu Saddle Road, Kaneohe Bay Drive, or the H-3 Freeway. The limited size and configuration of the residence will preserve the open space, resulting in over 92 % of the subject property left in its natural condition. To mitigate any potential negative visual impact, the residence will be placed near the bottom (makai edge) of the subject property.

   Figures 13 to 15 were prepared as a photographic analysis of the property. The predominant public view of the subject property is from Mokapu Saddle Road. The site is presently covered with dense vegetation. A major visual element of the site is a large Monkeypod tree with an approximately 65-foot wide canopy. Photos 1, 3, and 4 demonstrate that the proposed subject residence will not encroach or disturb the view line to the existing Monkeypod tree or to any significant open space. Photos 1 and 2 show that the Oneawa Hills ridgeline will not be imposed on by the proposed residence.

2. Cultural Impact Assessment: There are no Cultural Activities occurring on the subject property. An archaeological inventory survey was done by *Archaeological Consultants of Hawaii* in September 1990. According to that report, there are no surface indications of any cultural activity. Although the survey indicated that no subsurface testing is warranted, there still is the possibility of encountering unidentified sites or remains during site work and construction at the project site.

State Historical Preservation Division (SHPD)'s earlier comments on this subject property in 1990, 1991 and 1992 (SHPD log 0133k, 0254k and 0797Tt) indicate they believe the construction of the proposed residence will have no impact on archaeological, historic, or cultural resources.

The Hawaiian Civic Club, *Committee for the Preservation of Historic and Cultural Sites*, conducted an on-site tour (7 April 2002) of the subject property and investigated known cultural activities in the vicinity of the subject property and concluded that there is no evidence of recent or current cultural activities to be found.

3. Guidelines for Sustainable Building Design in Hawai'i: Attached please find a rather detailed response to the Guidelines. This checklist appears to be directed to the Programming, Design, and Construction of larger scale, commercial projects. There are always applications at the micro level, and our responses attempt to demonstrate the compatibility of the proposed resident's design with the Guidelines.

4. Use of Recycled Glass: The project site is located above Shangri La and is accessed via a serpentine roadway. After discussing the possible use of Glasphalt on our driveway, it became clear that it would be impossible to get the equipment to the site and extremely difficult to maneuver the equipment, once there, to create the driveway. The only feasible material would be poured-in-place concrete.

5. Indigenous and Polynesian Plants for Use in Public Landscaping: As seen on the Proposed Landscape Plan (Figure 8 of the Final Environmental Assessment), a variety of plants will be used to define activity areas and to visually soften the exposed surfaces of retaining walls. Dr. Robert Osgood, as well as Earl Pawn of the Forestry Division, Department of Land and Natural Resources, will assist the Applicants in protecting and incorporating native Hawaiian plants within the subject property.

   Approximately 11,000 square feet of the subject property will be landscaped. The proposed landscape plan calls for re-introducing native plant materials to the project site. These plants are drought resistant and, once established, will not require heavy watering to sustain growth. Additionally, the proposed plant material list includes Ulei, Nau, Ilima, Naio (Sandalwood), Ornamental Olive Trees, Ulu (Breadfruit) Trees, Ohia Trees, Wiliwili, Kou, Alahee, Samoan Coconuts, Plumarias, and Mango Trees. Groundcover includes Naupaka Kuahiwi, Pauohiiaka, Ilima Papa, and Seashore Paspalum (grass). Implementation begins at the residence and radiates toward the property boundaries.

Should you have any questions or need clarification of any material submitted, please contact me at 263-5547.

Aloha Nui Loa

Paul Remington

Paul Remington
Principal

cc: DLNR

Guidelines for Sustainable Building Design Hawai'i

A planner's checklist

I. Pre Design

1. *Hold programming team meeting with client representative, Project Manager, planning consultant, architectural consultant, civil engineer, mechanical, electrical, plumbing (MEP) engineer, structural engineer, landscape architect, interior designer, sustainability consultant and other consultants as required by the project. Identify project and sustainability goals. Client representatives and consultants need to work together to ensure that project and environmental goals are met.*

While Architectural Programming is generally applicable to projects of a larger scale than this proposed residence, it is interesting that programming was used informally to develop the initial design concepts. These were followed by a couple of sessions with the Structural Engineer, the Contractor, the concrete subcontractor, and the excavators, for the purpose of developing an optimal, cost effective, site and building (Lower Level) layout.

2. *Develop sustainable guideline goals to insert into outline specifications as part of the Schematic Design documents. Select goals from the following sections that are appropriate for the project.*

3. *Use Cost-Benefit Method for economic analysis of the sustainability measures chosen. (Cost-Benefit Method is a method of evaluating project choices and investments by comparing the present and life cycle value of expected benefits to the present and life cycle value of expected costs.)*

We did not follow the *Cost-Benefit Method.* However, the principals were followed in, for example, the selection of appliances such as the front-loading washing machine (at almost twice the initial cost of a conventional, top-loading, washing machine), which features +/- 60% savings in energy and a 15-gallon vs. 45-gallon water use.

4. *Include "Commissioning" in the project budget and schedule. (Building "Commissioning" is the process of ensuring that systems are designed, installed, functionally tested, and capable of being operated and maintained in accordance with specifications that meet the owner's needs, and recognize the owner's financial and operational capacity. It improves the performance of the building systems, resulting in energy efficiency and conservation, improved air quality and lower operation costs.* Refer to Section IX)

While this category applies primarily to commercial projects, it is true that the Specifications call for warranty (with extended warranty options) features for all appliances, as well as for labor and materials.

II. Site Selection & Site Design

A. Site Selection

1. *Analyze and assess site characteristics such as vegetation, topography, geology, climate, natural access, solar orientation patterns, water and drainage, and existing utility and transportation infrastructure to determine the appropriate use of the site.*

Preliminary analysis of the site (soils survey, flora and fauna, views, constructability, etc.) resulted in determining that the site is suitable for constructing one single-family home.

2. *Whenever possible, select a site in a neighborhood where the project can have a positive social, economic and/or environmental impact.*

Of all the sites looked at during the site selection process, this site adequately meets the environmental as well as aesthetic goals, including fitting into the fabric of the existing neighborhood in a seamless manner.

3. *Select a site with short connections to existing municipal infrastructure (sewer lines, water, waste water treatment plant, roads, gas, electricity, telephone, data communication lines and services). Select a site close to mass transportation, bicycle routes and pedestrian access.*

The site is ideal for a residence, as access and utilities have been purposefully located at the edge of the property (easements are in place for unrestricted access and use of said utilities). City and County transportation services are found down the hill.

B. Site Preparation and Design

1. *Prepare a thorough existing conditions topographic site plan depicting topography, natural and built features, vegetation, location of site utilities and include solar information, rainfall data and direction of prevailing winds. Preserve existing resources and natural features to enhance the design and add aesthetic, economic, and practical value. Design to minimize the environmental impact of the development on vegetation and topography.*

Takeo Morisato, surveyor, developed a topographic map of the site (identifying topography and existing natural assets (rock outcroppings/swales) and adjacent man-made features (houses/CMU/CRM walls, and such) as part of the platform for the design process.

2. *Site building(s) to take advantage of natural features and maximize their beneficial effects. Provide for solar access, daylighting, and natural cooling. Design ways to integrate the building(s) with the site that maximizes and preserves positive site characteristics, enhances human comfort, safety, and health, and achieves operational efficiencies. Locate building(s) to encourage bicycle and pedestrian access and pedestrian oriented uses. Provide bicycle and pedestrian paths, bicycle racks, etc.. Racks should be visible and accessible to promote and encourage bicycle commuting.*

The layout of the proposed residence deliberately follows the contours of the site, thus "resting" on the edge of the land's surface. Orientation of the proposed residence, and careful selection of window types (casements and awnings) take advantage of the breezes and allow cross ventilation in all rooms.

3. *Retain existing topsoil and maintain soil health by clearing only the areas reserved for the construction of streets, driveways, parking areas, and building foundations. Replant exposed soil areas as soon as possible. Reuse excavated soils for fill and cut vegetation for mulch.*

Site clearing is limited to the area that is directly affected by the construction of the proposed residence. For example, some retaining walls are necessary, so the clearing and grading include the area *behind* the retaining walls sufficient to accommodate the footings. The implementation strategy calls for ground cover to be planted as soon as the retaining wall system is in place.

4. *Grade slopes to a ratio of less than 2:1 (run to rise). Balance cut and fill to eliminate hauling. Check grading frequently to prevent accidental over excavation.*

The proposed driveway is designed such that it is safe to maneuver on as well as sized to accommodate the soil that is cut from the Lower Level of the house. Takeo Morisato, surveyor and topographic map maker, will provide the construction stakeout and monitor the excavation, thus placing the house where it is supposed to be.

5. *Minimize the disruption of site's drainage patterns. Provide erosion and dust controls, positive site drainage, and siltation basins as required to protect the site during and after construction, especially, in the event of a major storm.*

The proposed residence has been sited where its impact on drainage is minimal and controllable. Also, we have proposed significant mitigative measures to alleviate any risk of erosion. Figure 7 of the Final Environmental Assessment shows the Proposed Runoff Plan, depicting the direction of flow and runoff quantities for a 10-year storm. Runoff from Area #1 will remain in its natural state and continue to flow towards the existing concrete ditch along Mokapu Saddle Road. Area #2 will remain in its natural state and continue to flow toward Shangri-La. Runoff from approximately 1.8 acres (Area #3A) will continue to flow toward the existing dry gully Ewa of the project site. Runoff from 0.8 acres of un-improved land

immediately mauka of the proposed residence (Area #3B) will be captured by a proposed interceptor storm drain ditch to be installed along the mauka perimeter of the project site and disposed of into the dry gully. Area #3C, the 0.2 acre project site, will drain toward and into the dry gully at the edge of the property.

6. *Minimize the area required for the building footprint. Consolidate utility and infrastructure in common corridors to minimize site degradation, and cost, improve efficiency, and reduce impermeable surfaces.*

Design of the proposed residence attempts to balance the modest area of the residence with the least amount of grading and earthwork that is practical, given the 25-foot Conservation District height limit. Adjacent houses at Shangri La, for example, average 30% more floor area – with most homes stacked three stories high and taking advantage of the 30-foot City & County height envelope (which runs parallel to the contour of the site vs. 25 foot distance from the highest point of the structure to the lowest point of the same structure).

7. *For termite protection, use non-toxic alternatives to pesticides and herbicides, such as Borate treated lumber, Basaltic Termite Barrier, stainless steel termite barrier mesh, and termite resistant materials.*

Along with the termite protection strategies identified above, the design of the residence intentionally maximizes monolithic pouring of concrete and minimizes penetrations into the concrete slabs. In addition, a ground termite baiting system (Sentricon) system will be installed shortly after the retaining wall system has been constructed.

III. Building Design

1. *Consider adaptive re-use of existing structures instead of demolishing and/or constructing a new building. Consult the State Historic Preservation Officer for possible existing historic sites that may meet the project needs.*

The site is presently vacant.

2. *Plan for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life span of the building.*

Not applicable, (other than the house is designed for a family as well as for "empty-nesters").

3. *Design for re-use and/or disassembly. (For recyclable and reusable building products, see Section VII).*

Not applicable.

4. *Design space for recycling and waste diversion opportunities during occupancy.*

Not applicable.

5. *Provide facilities for bicycle and pedestrian commuters (showers, lockers, bike racks, etc.) in commercial areas and other suitable locations.*

Not applicable.

6. *Plan for a comfortable and healthy work environment. Include inviting outdoor spaces, wherever possible.* (Refer to Section VIII).

Not applicable. (We are proposing front and back lanais to promote a healthy living environment.)

7. *Provide an Integrated Pest Management approach. The use of products such as Termi-mesh, Basaltic Termite Barrier and the Sentricon "bait" system can provide long-term protection from termite damage and reduce environmental pollution.*

Because it is anticipated that there is termite activity at the project site, pest control consultants have been included in the Design Development and the Structural Drawing phase of the design process.

8. *Design a building that is energy efficient and resource efficient. (See Sections I – V; VII.) Determine building operation by-products such as heat gain and build up, waste/gray-water and energy consumption, and plan to minimize them or find alternate uses for them.*

The long, narrow, configuration of the proposed residence allows for good cross ventilation and lighting. Circulation is accommodated through "phantom corridors" (shared spaces in rooms) thus minimizing dedicated corridors.

9. *For natural cooling, use:*

   a. *Reflective or light colored roofing, radiant barrier and/or insulation, roof vents*
   b. *Light colored paving (concrete) and building surfaces*
   c. *Tree Planting to shade buildings and paved areas*
   d. *Building orientation and design that captures trade winds and/or provides for convective cooling of interior spaces when there is no wind.*

Selection of lighter colored materials and finishes, as mentioned above, is balanced with the need to maintain a visual "low profile" as appropriate to the Conservation District's guidelines for the use of earth tones thus minimizing the visual impact of the house.

The trade winds run parallel to the long axis of the proposed residence and penetrate the residence as designed by the window type selection.

IV. Energy Use

1. *Obtain a copy of the State of Hawai'i Model Energy Code (available through the Hawai'i State Energy Division, at Tel. 587-3811). Exceed its requirements. (Contact local utility companies for information on tax credits and utility-sponsored programs offering rebates and incentives to businesses for installing qualifying energy efficient technologies.)*

The proposed residence has solar panels and is participating in Hawaiian Electric's energy conservation program as managed by the Energy Services Department.

2. *Use site sensitive orientation to:*

   a. *Minimize cooling loads through site shading and carefully planned east-west orientation.*
   b. *Incorporate natural ventilation by channeling trade winds.*
   c. *Maximize daylighting.*

The site is protected from the intense morning and afternoon sun by the hills that surround the subject property. Generally, the house is one room deep, with windows located on opposite walls for the purpose of drawing air into and through individual rooms. The majority of the windows are located along the long axis to facilitate light penetration and to capture the views afforded by the property's elevation.

3. *Design south, east and west shading devices to minimize solar heat gain.*

Roofs overhang the walls by 3 feet (1 foot at the gables) and windows feature "Low "E"" double glazing. The East façade of the proposed residence faces the hillside immediately behind the residence and is protected from direct sun.

4. *Use spectrally selective tints or spectrally selective low-e glazing with a Solar Heat Gain Coefficient (SHGC) of 0.4 or less.*

The selected Milgard windows feature 'Low "E"' double glazing.

5. *Minimize effects of thermal bridging in walls, roofs, and window systems.*

6. *Maximize efficiencies for lighting, Heating, Ventilation, Air Conditioning (HVAC) systems and other equipment. Use insulation and/or radiant barriers, natural ventilation, ceiling fans and shading to avoid the use of air conditioning whenever appropriate.*

There are no HVAC systems planned for the proposed residence.

7. *Eliminate hot water in restrooms when possible. Provide tenant sub-metering to encourage utility use accountability.*

Not applicable for the proposed residence.

8. *Use renewable energy. Use solar water heaters and consider the use of photovoltaics and Building Integrated Photovoltaics (BIPV).*

The design calls for the installation of solar water heaters.

9. *Use available energy resources such as waste heat recovery, when feasible.*

Not applicable.

A. Lighting

1. *Design for at least 15% lower interior lighting power allowance than the Energy Code.*
2. *Select lamps and ballasts with the highest efficiency, compatible with the desired level of illumination and color rendering specifications. Examples that combine improved color rendering with efficient energy use include compact flourescents and T8 flourescents that use tri-phosphor gases.*

Lighting suppliers assisted in developing an informal system for selecting fixtures that balance efficiency with function.

3. *Select lighting fixtures which maximize system efficacy and which have heat removal capabilities.*

Not practical as an explicit program. Efficiency is achieved in the design of individual fixtures.

4. *Reduce light absorption on surfaces by selecting colors and finishes that provide high reflectance values without glare.*

As part of the Conservation District guidelines, exterior surfaces need to be subdued and blend in with the surrounding existing and proposed landscape. Interior surfaces will be light colored and reflective.

5. *Use task lighting with low ambient light levels.*

The electrical layout provides for a minimum of general lighting and a maximum of task lighting (under cabinet lighting and reading lights, for instance).

6. *Maximize daylighting through the use of vertical fenestration, light shelves, skylights, clerestories, building form and orientation as well as through translucent or transparent interior partitions. Coordinate daylighting with electrical lighting for maximum electrical efficiency.*

The mix of lights, skylights and Suntubes, and windows wrapped around the long, narrow residence, achieve the desired efficiency.

7. *Incorporate daylighting controls and/or motion activated light controls in low or intermittent use areas.*

Specifications require this for the security lighting as well as lanai lighting.

8. *Avoid light spillage in exterior lighting by using directional fixtures.*

Not applicable.

9. *Minimize light overlap in exterior lighting schemes.*

The mix of lights and windows (at the lanais, for example) achieve this desired efficiency.

10. *Use lumen maintenance procedures and controls.*

Not practical.

B. Mechanical Systems

This Section appears to be primarily directed at commercial facilities and larger scale residences.

1. *Design to comply with the Energy Code and to exceed its efficiency requirements.*

This is achieved through monitoring the application of Performance Specifications.

2. *Use "Smart Building" monitor/control systems when appropriate.*

A central control/distribution box for Telephone, Cable Television, and Data (TCD) lines is to be installed for eventual linking up of computers that could be located in every room (Garage and Shop included) of the house. Appliances can be linked to the TCD network, thus facilitating activity management from any one of several workstations.

3. *Utilize thermal storage for reduction of peak energy usage.*
4. *Use Variable air volume systems to save fan power.*
5. *Use variable speed drives on pumping systems and fans for cooling towers and air handlers.*
6. *Use air-cooled refrigeration equipment or use cooling towers designed to reduce drift.*
7. *Specify premium efficiency motors.*

This guideline is followed implicitly in the selection of quality appliances.

8. *Reduce the need for mechanical ventilation by reducing sources of indoor air pollution. Use high efficiency air filters and ultraviolet lamps in air handling units. Provide for regular maintenance of filtration systems. Use ASHRAE standards as minimum.*
9. *Locate fresh air intakes away from polluted or overheated areas. Locate on roof where possible. Separate air intake from air exhausts by at least 40 ft.*
10. *Use separate HVAC systems to serve areas that operate on widely differing schedules and/or design conditions.*
11. *Use shut off or set back controls on HVAC system when areas are not occupied.*
12. *Use condenser heat, waste heat or solar energy. (Contact local utility companies for information on the utility-sponsored Commercial and Industrial Energy Efficiency Programs which offer incentives to businesses for installing qualifying energy efficient technologies.)*
13. *Evaluate plug-in loads for energy efficiency and power saving features.*
14. *Improve comfort and save energy by reducing the relative humidity by waste reheat, heat pipes, or solar heat.*
15. *Minimize heat gain from equipment and appliances by using:*
    a. *Environmental Protection Agency (EPA) Energy Star rated appliances.*
    b. *Hoods and exhaust fans to remove heat from concentrated sources.*
    c. *High performance water heating that exceeds the Energy Code requirements.*
16. *Specify HV AC system "commissioning" period to reduce occupant exposure to Indoor Air Quality (IAQ) contaminants and to maximize system efficiency.*

V. Water Use

A. Building Water

1. *Install water conserving, low flow fixtures as required by the Uniform Plumbing Code.*

Low flow fixtures and control valves have been selected and are to be installed throughout the proposed residence.

2. *If practical, eliminate hot water in restrooms.*

Not applicable.

3. *Use self closing faucets (infrared sensors or spring loaded faucets) for lavatories and sinks.*

Not applicable.

B. Landscaping and Irrigation

(See Section VI)

VI. Landscape and Irrigation

Approximately 92% of the 4.503 acre property will remain undisturbed by the construction of the proposed residence. This residence will be located on a 16,000 square foot parcel referred to as the "project site". Approximately 5,000 square feet (2.5% of the subject property) will be affected by earthwork associated with the construction of the proposed residence and driveway. An additional 11,000 square feet (5.5%) will be landscaped.

This landscaped area will include drought tolerant material requiring little watering to sustain growth. In addition, the proposed plant material list includes Ulei, Nau, Ilima, Naio (Sandalwood), Ornamental Olive Trees, Ulu (Breadfruit) Trees, Ohia Trees, Wiliwili, Kou, Alahee, Samoan Coconuts, Plumarias, and Mango Trees. Groundcover includes Naupaka Kuahiwi, Pauohiiaka, Ilima Papa, and Seashore Paspalum (grass). The proposed residence will not disturb the existing specimen trees.

The proposed Landscape Plan (Figure 8 of the Final Environmental Assessment) identifies the approximate layout of plants and grasses. Board of Water Supply representatives and the landscape design and installation team are working together to produce an appropriate irrigation plan (with four watering zones), a list of appropriate indigenous plants, and an operation and maintenance plan (which describes mulching and nutrients, etc.)

1. *Incorporate water efficient landscaping (xeriscaping) using the following principles:*
   a. *Planning, efficient irrigation: Create watering zones for different conditions. Separate vegetation types by watering requirements. Install moisture sensors to prevent operation of the irrigation system in the rain or if the soil has adequate moisture. Use appropriate sprinkler heads.*
   b. *Soil analysis/improvement: Use (locally made) soil amendments and compost for plant nourishment, improved water absorption and holding capacity.*
   c. *Appropriate plant selection: Use drought tolerant and/or slow growing, hardy grasses, native and indigenous plants, shrubs, ground covers, trees, appropriate for local conditions, to minimize the need for irrigation.*
   d. *Practical turf areas: Turf only in areas where it provides functional benefits.*
   e. *Mulches: Use mulches to minimize evaporation, reduce weed growth and retard erosion.*

   Contact the local Board of Water Supply for additional information on xeriscaping such as efficient irrigation, soil improvements, mulching, lists of low water-demand plants, tours of xeriscaped facilities, and xeriscape classes.

2. *Protect existing beneficial site features and save trees to prevent erosion. Establish and carefully mark tree protection areas well before construction.*

The project implementation plan calls for identifying and flagging selected trees and shrubs to remain. Selection will be based on the health, location, and appropriateness of the trees found at the site. Trees close to the construction work will be protected from damage normal to construction activities.

3. *Limit staging areas and prevent unnecessary grading of the site to protect existing, especially native, vegetation.*

4. *Use topsoil from the graded areas, stockpiled on the site and protected with a silt fence to reduce the need for imported topsoil.*

The cut/fill strategy anticipates using most of the material excavated on site as base material for the driveway.

5. *Irrigate with non-potable water or reclaimed water when feasible. Collect rainwater from the roof for irrigation.*

Not practical.

6. *Sub-meter the irrigation system to reduce water consumption and consequently water and sewer fees. Contact the local county agency to obtain irrigation sub-metering requirements and procedures. Locate irrigation controls within sight of the irrigated areas to verify that the system is operating properly.*

7. *Use pervious paving instead of concrete or asphalt paving. Use natural and man-made berms, hills, and swales to control water runoff.*

Finish grading above the proposed residence will incorporate berms and swales, in addition to the interceptor ditches, to divert water runoff toward the existing dry gully.

8. *Avoid the use of solvents that contain or leach out pollutants that can contaminate the water resources and runoff. Contact the State of Hawai'i Clean Water Branch at 586-4309 to determine whether a NPDES (National Pollutant Discharge Elimination System) permit is required.*

The Specifications require this. No permit is required for this residential application.

9. *Use Integrated Pest Management (IPM) techniques. IPM involves a carefully managed use of biological and chemical pest control tactics. It emphasizes minimizing the use of pesticides and maximizing the use of natural process.*

The Pest control strategy includes intentionally maximizing the monolithic pouring of concrete and minimizing the number of penetrations into the concrete slabs, as well as using Basaltic Termite Barrier under slabs and foundations and stainless steel termite barrier mesh at any opening in the slabs. In addition, a Sentricon system will be installed shortly after the retaining wall system has been constructed.

10. *Use trees and bushes that are felled at the building site (i.e. mulch, fence posts). Leave grass trimmings on the lawn to reduce green waste and enhance the natural health of lawns.*

Material that is grubbed from the site will serve as mulch, as appropriate.

11. *Use recycled content, decay, and weather resistant landscape materials such as plastic lumber for planters, benches and decks.*

As the budget allows, decking for the lanais will be a Trex product (an artificial decking material). Planters are anticipated to be formed with stones.

VII. Building Materials & Solid Waste Management

A. Material Selection and Design

Performance specifications for the proposed residence will include all the following guidelines as appropriate for a residence. Recycled materials would be a welcome addition to the character of the residence. Adhering to some guidelines (sustainably harvested lumber) is out of the control of the design and the construction team (although some hardwood flooring material choices were rejected due to harvesting practices in Indonesia, for example).

1. *Use durable products.*
2. *Specify and use natural products or products with low embodied energy and/or high recycled content. Products with recycled content include steel, concrete with glass, drywall, carpet, etc. Use ground recycled concrete, graded glass cullet or asphalt as base or fill material.*
3. *Specify low toxic or non-toxic materials whenever possible, such as low VOC (Volatile Organic Compounds) paints, sealers and adhesives and low or formaldehyde-free materials. Do not use products with CFCs (Chloro-fluoro-carbons).*
4. *Use locally produced products such as plastic lumber, insulation, hydro-mulch, glass tiles, compost.*
5. *Use advanced framing systems that reduce waste, two stud comers, engineered structural products and prefabricated panel systems.*
6. *Use materials which require limited or no application of finishing or surface preparation.(i.e. finished concrete floor surface, glass block and glazing materials, concrete block masonry, etc.).*
7. *Use re-milled salvaged lumber where appropriate and as available. Avoid the use of old growth timber.*
8. *Use sustainably harvested timber.*
9. *Commit to a material selection program that emphasizes efficient and environmentally sensitive use of building materials, and that uses locally available building materials. (A list of Earth friendly products and materials is available through the Green House Hawai'i Project. Call Clean Hawai'i Center, Tel. 587-3802 for the list.)*

B. Solid Waste Management, Recycling, and Diversion Plan

Performance specifications for the proposed residence will include the following guidelines, as applicable, for the contractor to incorporate into his own construction site management policies and procedures.

1. *Prepare a job-site recycling plan and post it at the job-site office.*
2. *Conduct pre-construction waste minimization and recycling training for employees and sub-contractors.*
3. *Use a central area for all cutting.*
4. *Establish a dedicated waste separation/diversion area. Include Waste/Compost/Recycling collection areas and systems for use during construction process and during the operational life cycle of the building.*
5. *Separate and divert all unused or waste cardboard, ferrous scrap, construction materials and fixtures for recycling and/or forwarding to a salvage exchange facility. Information on "Minimizing C&D (construction and demolition) waste in Hawai'i" is available through Department of Health, Office of Solid Waste Management, Tel. 586-4240.*
6. *Use all green waste, untreated wood and clean drywall on site as soil amendments or divert to offsite recycling facilities.*
7. *Use concrete and asphalt rubble on-site or forward the material for off site recycling.*
8. *Carefully manage and control waste solvents, paints, sealants, and their used containers. Separate these materials from C&D (construction and demolition) waste and store and dispose them of them carefully.*

9. *Donate unused paint, solvents, sealants, to non-profit organizations or list on HIMEX (Hawai'i Materials Exchange). HIMEX is a free service operated by Maui Recycling Group, that offers an alternative to landfill disposal of usable materials, and facilitates no-cost trades. See web site, www.himex.org.*
10. *Use suppliers that re-use or recycle packaging material whenever possible.*

VIII. Indoor Air Quality

This Section appears to be primarily directed at large commercial and complex residential applications.

1. *Design an HVAC system with adequate supply of outdoor air, good ventilation rates, even air distribution, sufficient exhaust ventilation and appropriate air cleaners.*
2. *Develop and specify Indoor Air Quality (IAQ) requirements during design and contract document phases of the project. Monitor compliance in order to minimize or contain IAQ contaminant sources during construction, renovation, and remodeling.*
3. *Notify occupants of any type of construction, renovation and remodeling and the effects on IAQ.*
4. *Inspect existing buildings to determine if asbestos and lead paint are present and arrange for removal or abatement as needed.*
5. *Supply workers with, and ensure the use of VOC (Volatile Organic Compounds)-safe masks where required.*
6. *Ensure that HV AC systems are installed, operated, and maintained in a manner consistent with their design. Use UV lamps in Air Handling Units to eliminate mold and mildew growth. An improperly functioning HV AC system can harbor biological contaminants such as viruses, bacteria, molds, fungi and pollen, and can cause Sick Building Syndrome (SBS).*
7. *Install separate exhaust fans in rooms where air polluting office equipment is used, and exhaust directly to the exterior of the building, at sufficient distance from the air intake vents.*
8. *Place bird guards over air intakes to prevent pollution of shafts and HVAC ducts.*
9. *Control indoor air pollution by selecting products and finishes that are low or non-toxic and low VOC emitting. Common sources of indoor chemical contaminants are adhesives, carpeting, upholstery, manufactured wood products, copy machines, pesticides, and cleaning agents.*
10. *Schedule finish application work to minimize absorption of VOCs into surrounding materials e.g. allow sufficient time for paint and clear finishes to dry before installing carpet and upholstered furniture. Increase ventilation rates during periods of increased pollution.*
11. *Allow a flush-out period after construction, renovation, remodeling, or pesticide application to minimize occupant exposure to chemicals and contaminants.*

IX. Commissioning & Construction Project Closeout

Performance specifications for the proposed residence will include the following guidelines, as applicable, for the contractor to incorporate into his own "punch list"/project close-out policies and procedures.

1. *Appoint a Commissioning Authority to develop and implement a commissioning plan and a preventative maintenance plan. Project Manager's responsibilities must include coordination of commissioning activities during project closeout.*
2. *Commissioning team should successfully demonstrate all systems and perfofn1 operator training before final acceptance.*
3. *Provide flush-out period to remove air borne contaminants from the building and systems.*

4. *Provide as-built drawings and documentation for all systems. Provide data on equipment maintenance and their control strategies as well as maintenance and cleaning instructions for finish materials.*

X. Occupancy and Operation

A. General Objectives

1. *Develop a User's Manual for building occupants that emphasizes the need for Owner/Management commitment to efficient sustainable operations.*

A "user's manual" will likely be in the form of a file handed over by the Contractor at Substantial Completion of the construction work on the proposed residence.

2. *Management's responsibilities must include ensuring that sustainability policies are carried out.*

B. Energy

This Section appears to be primarily directed at commercial, not residential applications.

1. *Purchase EPA rated, Energy Star, energy-efficient office equipment, appliances, computers, and copiers. (Energy Star is a program sponsored by U.S. Department Of Energy. Use of these products will contribute to reduced energy costs for buildings and reduce air pollution.)*
2. *Institute an employee education program about the efficient use of building systems and appliances, occupants impact on and responsibility for water use, energy use, waste generation, waste recycling programs, etc.*
3. *Re-commission systems and update performance documentation periodically per recommendations of the Commissioning Authority, or whenever modifications are made to the systems.*

C. Water

1. *Start the watering cycle in the early morning in order to minimize evaporation.*

Compliance begins with setting a proper sequence for activating each of the four watering zones. Board of Water Supply representatives have assisted in describing ideal zoning and schedule characteristics

2. *Manage the chemical treatment of cooling tower water to reduce water consumption.*

Not applicable.

D. Air

This Section appears to be primarily directed at commercial, not residential applications.

1. *Provide incentives which encourage building occupants to use alternatives to and to reduce the use of single occupancy vehicles.*
2. *Provide a location map of services within walking distance of the place of employment (child care, restaurants, gyms, shopping).*
3. *Periodically monitor or check for indoor pollutants in building.*
4. *Provide an IAQ plan for tenants, staff, and management that establishes policies and documentation procedures for controlling and reporting indoor air pollution. This helps tenants and staff understand their responsibility to protect the air quality of the facility.*

E. Materials and Products

This Section appears to be primarily directed at commercial, not residential applications.

1. *Purchase business products with recycled content such as paper, toners, etc.*

2. *Purchase Furniture made with sustainably harvested wood, or with recycled and recycled content materials, which will not off gas VOC's.*
3. *Remodeling and painting should comply with or improve on original sustainable design intent.*
4. *Use low VOC, non-toxic, phosphate and chlorine free, biodegradable cleaning products.*

F. Solid Waste

This Section appears to be primarily directed at commercial, not residential applications.

1. *Collect recyclable business waste such as paper, cardboard boxes, and soda cans.*
2. *Avoid single use items such as paper or Styrofoam cups and plates, and plastic utensils.*

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JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI, AIA
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

2002/ELOG-181(RY)

February 7, 2002

Mr. Harry Yada, Acting Administrator
Land Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Yada:

Subject: Conservation District Use Application No. OA-3077B Single Family Dwelling for Paul and Wanda Remington, Kailua, Koolaupoko, Oahu
Tax Map Key 4-4-13:34

We have reviewed the above document and offer the following comments:

1. Koolaupoko Sustainable Communities Plan

The Koolaupoko Development Plan has been superceded by the Koolaupoko Sustainable Communities Plan (Ordinance 00-47) effective August 25, 2000. All references to the former Development Plan should be revised accordingly.

The Koolaupoko Sustainable Communities Plan (SCP) presents a vision for Koolaupoko's future development and consists of policies, guidelines and conceptual schemes that serve as a policy guide for more detailed zoning maps and regulations. One of these policies calls for the establishment of a Preservation Boundary which is intended to include lands in the State Conservation District. The proposed dwelling is located in a mountainous area within the Preservation area. The application should be revised to include a comparison of the project with general policies and planning principles of the SCP with emphasis on its impact on open space preservation.

2. Wastewater Disposal

The municipal sewer system is adequate to accommodate the proposed single family dwelling. The average wastewater flow generated from the proposed residence is estimated at 360 gallons per day. Please note that the sewer line within the Shangri La subdivision (TMK: 4-4-013: 033) is privately owned.

3. Zoning

The project is not within the Special Management Area. Uses within the State Conservation District are not governed by the City's zoning code, the Land Use Ordinance.

Thank you for the opportunity to comment.

Sincerely yours,

RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:lh
Doc 138199

Pre-Design, Inc
146 Hekili Street, Suite 101
Kailua, Oahu, Hawaii 96734-2835
Phone) 808/263-5547 Fax) 808/239-7310

28 March 2002

City and County of Honolulu
DEPARTMENT of PLANNING and PERMITTING
650 South King Street
Honolulu, Oahu, Hawaii 96813

ATTN: **Randall K Fujiki, AIA**
Director of Planning and Permitting

RE: **Conservation District Use Application (CDUA) and Final Environmental Assessment (FEA)**
Remington Single Family Residence,
TMK: 4-4-13:34 Kaneohe, Koolaupoko, Hawai'i
CDUA No: OA-3077B

Dear Mr. Fujiki,

Thank you for responding to the Draft Environmental Assessment for the proposed Remington Single Family residence, which was submitted to the Department of Land and Natural Resources.

Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

1. Koolaupoko Sustainable Communities Plan:
   Please find attached the comparison of the proposed project with the KSCP.
2. Wastewater Disposal: The following (highlighted in **bold** here) has been added to the FEA text (found on page 19):

According to the consulting mechanical engineers, Yahiku & Associates, *the amount of wastewater that will be generated at the proposed residence is estimated at 180 gpd. The proposed residence's wastewater will connect to an existing* ***privately owned*** *4-inch sewer line makai of the subject property. Ultimate flow will be to an existing County 6-inch sewer line that crosses Kahinani Place. This wastewater will then be collected and treated through the City and County of Honolulu wastewater system at the Kaneohe Wastewater Treatment Facility.*

Should you have any questions or need clarification of any material submitted, please contact me at 263-5547.

Aloha Nui Loa,

Paul Remington

Paul Remington
Principal

cc: DLNR

2. KOOLAUPOKO SUSTAINABLE COMMUNITIES PLAN

The *Koolaupoko Sustainable Communities Plan*[1] provides a vision for preservation, conservation, and enhancement of the region's resources. This vision is described below:

Protect Natural and Scenic Resources. *Significant scenic views of ridges, upper valley slopes, shoreline areas from major public parks highways, coastal waters and hiking trails must be protected.*

Preserve Cultural and Historical Resources *by retaining visual landmarks and significant views, by protecting access rights relating to traditional cultural practices, and by preserving significant historic, cultural, and archaeological features from Koolaupoko's past.*

Preserve Agricultural Resources. *Koolaupoko contains productive and potentially productive agricultural lands that should be preserved by adopting protective regulatory policies and implementing incentives and programs to promote active agricultural use of these lands.*

Protect the Residential Environment of Neighborhoods. *Preserve and enhance residential neighborhoods by improving infrastructure and by creating appropriate densities and design guidelines for residential communities.*

This vision for Koolaupoko's future will be implemented through the following ten key elements:

1. ***Adapt the concept of* "ahupua'a" *in land use and natural resource management*;**

2. ***Preserve and promote open space throughout the region*;**
Open space protects scenic beauty and views and provides recreation; promotes access to shoreline and mountain areas; defines the boundaries of communities; prevents urban sprawl; provides buffers between agricultural uses and residential neighborhoods; creates a system of linear greenways along roadways and drainage channels; and prevents development in areas susceptible to landslides and similar hazards.

Open Space falls into two categories: *Active Open Space* and *Passive Open Space.*

Active Open Space includes community-based parks, golf courses, cemeteries, and intensive agricultural uses. Use of the subject property in conjunction with these activities is impractical, as there is limited public access to the property. Providing adequate parking in support of Active Open Space activities would be a problem with the neighbors. Use of the land by the general public would require the State to address significant safety and liability issues.

Passive open space includes lands in the State Conservation District (such as the subject property), drainage and utility corridors, nature parks, preserves and wetlands, and agricultural lands such as pastures, aquaculture ponds and fallow fields. The subject property is not located in a drainage or a utility corridor. There are no proposals to create a nature park in the vicinity of the subject property, there are no preserves or wetlands on the property. The subject property was used commercially as a pasture but has remained fallow for the last 30 years.

Building one Single Family Residence on the 4.503 acre property would be consistent with the intent to create and enhance Passive Open Space. The modest size and configuration of the proposed residence will preserve the open space, with over 92 % of the subject property left in its natural condition.

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[1] City & County of Honolulu, DEPARTMENT of PLANNING and PERMITTING – Land use policies, principles, and guidelines are taken from the *Koolaupoko Sustainable Communities Plan* (Ordinance 00-47) effective 25 August 2000

3. ***Preserve and promote agriculture uses and define boundaries for these areas***;
There are no commercial agricultural activities at the subject site. The absence of water (wells or streams) and level ground (cannot drive a tractor on uncleared, ungraded, surfaces) would make the property costly and impractical to use for commercial agriculture.

4. ***Preserve& enhance scenic, recreational& cultural features defining Koolaupoko's sense of place***;
Views of ridgelines or upper slopes of coastal headlands and mountains from the vantage point of coastal waters, major roads, parks and other public places should be kept free from land disturbance or the encroachment of structures or other projects that would affect the scenic viewplanes.

According to the City and County of Honolulu's Coastal View Study, Oneawa Hills is considered an important coastal landform but is not identified as a significant roadway view.

The predominant public view of the subject property is from Mokapu Saddle Road. A major visual element of the site is a large Monkeypod tree with an approximately 65-foot wide canopy. The proposed residence will not encroach or disturb the view line to the existing Monkeypod tree or to any significant open space. Also, the proposed residence, as seen from the Kaneohe Bay Drive/ Mokapu Saddle Road intersection, will not impose on the Oneawa Hills ridgeline.

There are no recreational or cultural features present at the subject property.

The proposed single-family residence is appropriate for the surrounding area and is consistent with the scale, building massing, and residential character of the residential neighborhood. Placement of the proposed residence at the lowest edge of the subject property, does not adversely affect any makai views from Mokapu Saddle Road, Kaneohe Bay Drive, or the H-3 Freeway. Therefore, the proposed action will not have a significant impact upon the visual character of the site and its immediate environment.

5. ***Emphasize alternatives to the private passenger vehicle as modes for travel***;
The proposed residence will be built within walking distance of a bust stop as well as the bike lanes available on Mokapu Saddle Road and Kaneohe Bay Drive.

6. ***Adapt housing and public works standards to community character and changing needs***;
Guidelines for residential construction standards found in the *Koolaupoko Sustainable Communities Plan*, page 2-15, paragraph 2.2.5, encourages the design and construction of dwellings that are "*proportionate in size to their lot area and the district in which they are located*". The proposed residence features an appropriate building scale for Conservation Land and for the adjacent Shangri La neighborhood. The single-family residence features a 5:12 pitched roof with a relatively wide (three foot) overhang, in response to the climatic condition of the site.

Placing the proposed residence in the middle of the lower edge of the subject property allows for significantly exceeding typical rear and side yard requirements. The proposed landscape plan is laid out such as to be visible from the upper edge of Shangri La. Softscape and hardscape materials are selected deliberately to promote a sense of continuity with Shangri La.

7. ***Protect residential neighborhoods***;
Protect the integrity of existing residential areas & enhance the desirable living amenities available to them.
The scale, building massing, and character of the proposed single-family residence fits within the architectural and density context of its abutting neighbor, Shangri La. Placing the proposed residence at the edge of the subject property, and connecting the proposed driveway to the existing Shangri La access road, creates an intentional terminus to the existing neighborhood.

8. ***Define and enhance existing commercial and civic districts***;
There are no commercial or civic facilities directly affected by construction of the proposed residence.

9. ***Establish Urban Community, Rural Community, Agriculture, and Preservation boundaries***;
Four types of boundaries have been established to guide development and preserve open space. These are the Urban Community Boundary, *the* Rural Community Boundary, *the* Agriculture Boundary, *and the* Preservation Boundary. Because the subject property is found in an area designated as a State Conservation District, the site is considered located within Preservation.

The purpose of the Preservation Boundary is to protect undeveloped lands that are not valued primarily for agriculture but which form an important part of the region's open space fabric. Such lands include important wildlife habitat, archaeological or historic sites, significant landforms or landscapes over which significant views are available, and development-related hazard areas. They exclude such features, sites or areas that are located within the Urban Community, Rural Community or Agriculture boundaries. [2]

The Preservation Boundary generally:
a. ***Is necessary for protection of watersheds, water resources and water supplies***;
The subject property sits makai of the State Department of Health's Underground Injection Control line, and is considered below any important groundwater resources. Thus the proposed action is not expected to significantly affect groundwater recharge and no action is necessary for the protection of watersheds, water resources and water supplies.

b. ***Is necessary for the conservation, preservation and enhancement of sites with scenic, historic, archaeological or ecological significance***;
The Archaeological survey (see Appendix C) indicates there is no apparent historic or archaeological asset on the property. According to the City and County of Honolulu's Coastal View Study the property is not located in a significant scenic location.

c. ***Is necessary for providing and preserving park lands, wilderness and beach reserves, and for conserving natural ecosystems of endemic plants, fish and wildlife, for forestry, and other activities related to these uses***;
The subject property is not in or near park lands, wilderness, nor beach reserves. No endangered plant species are believed to exist on the subject property. [3] There are no known significant habitats of rare, endangered, or threatened species of fauna on the property. Construction of the proposed residence will result in the loss of approximately 8% of the existing vegetation and some faunal habitat on the property. However, because the birds and mammals habituating the site are common to most urban and field conditions, any loss of habitat is not considered significant. [4]

d. ***Is located at an elevation below the maximum inland line of the zone of wave action, and marine waters, fishponds, and tidepools unless otherwise designated***;
The subject property is not located near the ocean.

e. ***Comprise offshore and outlying islands unless otherwise classified***;
The subject property is not located on an outlying island.

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[2] City & County of Honolulu, DEPARTMENT of PLANNING and PERMITTING – *Koolaupoko Sustainable Communities Plan*, Page 2-22
[3] Helber Hastert & Kimura Planners, Environmental Assessment TMK 4-4-13-:34 October 1990, Page 29
[4] Nagata, Kenneth M. Malulani Biological Survey, 28 May 1989

f. ***Is generally characterized by topography, soils, climate or other related environmental factors that may not be normally adaptable or presently needed for urban community, rural community, or agriculture use***;
Due to the nature of the topography and the geology of the site, development of the subject property for urban community, rural community, or agriculture use would not be cost effective or appropriate.

g. ***Have slopes of 20 percent or more which provide for open space amenities and/or scenic values***;
Construction of a single family residence at the base of the subject property does not adversely affect the property's contribution to open space or its scenic value.

h. ***Are susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention, and lands necessary to the protection of the health, safety and welfare of the public by reason of soil instability or the lands' susceptibility to landslides and/or inundation by tsunami and flooding***;
According to the Soils Report [5] the slope of the project site is "*grossly stable and can be expected to remain so under reasonably foreseeable conditions*", thus it is not necessary to protect the health, safety and welfare of the public by reason of soil instability. The erosion hazard on the slopes is considered severe. However, there is no evidence of the site undergoing major erosion damage that would require corrective attention. The property is classified as undetermined with regard to floods and is not considered susceptible to landslides and/or inundation by tsunami.

i. ***Is used for state or city parks outside the Urban Community and Rural Community boundaries***;
The subject property is not used for a State or City park.

j. ***Is suitable for growing of commercial timber, grazing, hunting,& recreation uses, including facilities accessory to such uses when such facilities are compatible with the natural & physical environment.***
The subject property is not suitable for harvesting commercial timber. In the past, it has been unsuccessfully used for grazing. Were there were animals at the site, the proximity to the residences of Shangri La make hunting dangerous and inappropriate. Recreational uses, including facilities accessory to such uses, would be severely limited in scope by the nearness of Shangri La and by topography.

10. ***Maintain the predominantly low-rise, low-density, single family character of the urban fringe and rural communities***;
To construct the residence would increase the housing capacity in Koolaupoko in accordance with General Plan policies through development of new homes on lots presently designated for low-density residential use. Adding this proposed residence to the neighborhood would maintain the low-rise, low-density, single-family character of the immediate neighborhood as well as that of the community.

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[5] Weidig Geoanalysts, PRELIMINARY GEOTECHNICAL REPORT, 14 March 2002, Page 4

University of Hawai'i at Mānoa

Environmental Center
A Unit of Water Resources Research Center
Krauss Annex 19 • 2500 Dole Street • Honolulu, Hawai'i 96822
Telephone: (808) 956-7361 • Facsimile: (808) 956-3980

February 22, 2002
EA: 0278

Mr. Paul Remington
Pre-Design, Inc.
146 Hekili Street, Suite 101
Kailua, HI 96734

Dear Mr. Remington:

Remington Residence
Draft Environmental Assessment
Kaneohe, Oahu

The applicants propose to build a two story 3-bedroom residence with an enclosed 2-car garage along with a detached garage, a swimming pool and a cabana. The 4.503-acre subject property is presently vacant. The subject land is generally steeply sloped, with the proposed residence located on the lower, more gently sloped portion of the property. The property is located within State Conservation District lands (General Sub zone) in Kaneohe, Koolaupoko, Oahu. The property is situated at the mauka end of 16 residences in the condominium complex known as Shangri-La.

Kevin Polloi of the Environmental Center has participated in the review of this document.

General Comments

This draft environmental assessment addressed the major impacts and proposed ample mitigation measures to alleviate such impacts. However, the Environmental Center notes that on page 29, under the State Conservation District section, the document states, "the proposed land use is consistent with the purpose of the State's Conservation District." Certainly, single-family dwellings are a permitted use in the Conservation District, with appropriate subzone designation. However, we suggest that the principal rationale for designation of land as Conservation is preservation and protection of Hawai'i's natural resources. To say that single-family homes are "consistent" with the purpose of establishing Conservation Districts is ingenuous. More specifically, in this instance and in view of the rather extensive mitigation implemented to prevent erosion and to preserve the inherent landform, the proposed land use can be made sufficiently innocuous as to be acceptable. In the final analysis, leaving the land unaltered would be most consistent with the purpose of the State's Conservation District.

Specific Comments

Common Provisions, p.33

In the last paragraph, there is a typographical error on the percentage of land left undisturbed. It is written as 96 % in this section, but stated as 92% in other sections of the assessment.

Thank you for the opportunity to review this Draft Environmental Impact Statement.

Sincerely,

John T. Harrison, Ph.D.
Environmental Coordinator

Cc: OEQC
Masa Alkire, DLNR
James Moncur
John Harrison
Kevin Polloi

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28 March 2002

UNIVERSITY of HAWAI'I at MANOA
Environmental Center
Krauss Annex 19
2500 Dole Street
Honolulu, Oahu, Hawaii 96822

ATTN: **John T. Harrison, Ph.D.**
Environmental Coordinator

RE: **Conservation District Use Application (CDUA) and**
Final Environmental Assessment (FEA)
Remington Single Family Residence, TMK: 4-4-13:34
Kaneohe, Koolaupoko, O'ahu, Hawai'i CDUA No: OA-3077B

Dear Dr. Harrison:

Thank you for your response to the Draft Environmental Assessment for the proposed Remington Single Family residence, which was submitted to the Department of Land and Natural Resources.

Your letter has been included in the Final Environmental Assessment.

Should you have any questions, please contact me at 263-5547.

Aloha Nui Loa

Paul Remington
Principal

cc: DLNR

TO: MASA ALKIRE,
DLNR ; Planner

February 21, 2002

Paul and Wanda Remington
47-403-A Kapehe St.
Kaneohe HI 96744-4845

Dear Paul and Wanda Remington:

My name is Paulette Tam. I am a Kaneohe Neighborhood Board Member, Subdistrict - 9 Representative (1989-1992; 1994-1999; and 2001-current) and I am the Public Health and Safety Cte Chairperson and a Planning Cte member.

However, today I represent myself.

The January 8, 2002 Environmental Assessment Draft you submitted to DLNR favorably answered all my questions I verbally posed you on Wed., February 13, 2002 at 6:50 PM.

The overall descriptive plans and Figures: 1-15 reflects your exemplary effort to build long lasting relationships with:

1. Shangri-La's Board of Directors: a) an agreement to the mitigate concerns of undue cracking to their existing access road during construction; and b) manage runoff by a proposed interceptor storm drain ditch to be installed along the mauka perimeter of the project site and disposed of into the existing 'dry' gully located at the Ewa end of the property; and c) recycle construction erosion mateirals; all done to minimize impact into the subdisvision below and the surrounding environment.

2. The DLNR's Forestry Division: a) a cooperative effort to define activity edges and to visually soften the exposed surfaces of retaining walls; re-introducing Hawaiian native plant materials to 11,000 square feet to the site project; b) having no plans to remove 92% of the existing vegetation on the

unimproved part of the property; c) installing underground utilities to preserve open space; and d) staying within the maximum graded 25 foot height requirement for the proposed residence in accordance to preserve the ridge-line view planes.
(see Figure 14).

It is my belief that your EA Draft's sincere intent proposals for the site plans is the highest and best use as a two story Single-Family Residence and meets certain desireable community goals towards proper management and preservation for the proposed Conservation District project site set forth in, Plan 751 - Planning Practicum Dept. of Urban and Regional Planning, University of Hawai'i at Manoa, Honolulu, Hawai'i's, "Kaneohe, The Vision 2020 Community Study of Fall 1994 and the State Land Use District Boundary Review *Oahu Executive Summary of March, 1992.*

I believe denial to construct a two story, Single-Family Residence would severely limit your use of your land and possible financial loss of personal funds and construction loan.

Therefore, I support your request that DLNR file a Negative Declaration with the State Office Environmental Quality Control; and that DLNR approve a CDUP application for the highest and best use of this Conservation District Land use as a two story Single-Family Residence as described in your January 8, 2002, Environmental Assessment Draft as soon as possible to meet your construction completion date of October, 2002 at:
TMK 4 - 4 - 13: parcel 34
44-674 Kahinani Place
Kaneohe Koolaupoko Oahu, 96744

Finally, I request to review and make comments to any amendments to your submitted CDUA and January 8, 2002 EA Draft and request one copy of each the EA, Final EA (FEA), EISPN, Draft EIS (DEIS) Final EIS (FEIS), and DLNR's declaration for approval or denial with explanations of your CDUP

be mailed to me within a reasonable time frame prior to your presentation to the Kaneohe Neighborhood Board requirement before submitting your various C&C Land Use Ordinance DPP applications: Building Dept; Land Utilization; Board of Water Supply; Public Works; Waste Water Management; and Dept. of Transportation Services applications for approvals.

If you have any questions or comments please respond to me in writing at my email address: PTam1861@yahoo.com or to my mailing address below.

Peace be with you and thank you for your time.

Sincerely,

Paulette A. Tam

Paulette A. Tam
Concerned Citizen
P O Box 4787
Kaneohe HI 96744 -1861
(808) 247-2725

cc: Attn: Masa Alkire, Planner
DLNR/Land Division Planning Branch
1151 Punchbowl Street Room 220
Honolulu HI 96813

Pre-Design, Inc
146 Hekili Street, Suite 101
Kailua, Oahu, Hawaii 96734-2835
Phone) 808/263-5547 Fax) 808/239-7310

28 March 2002

Paulette A. Tam
P.O. Box 4787
Kaneohe, Hawaii 96744-1861

RE: Conservation District Use Application (CDUA) and Final Environmental Assessment (FEA)
Remington Single Family Residence, TMK: 4-4-13:34
Kaneohe, Koolaupoko, O'ahu, Hawai'i CDUA No: OA-3077B

Dear Ms. Tam,

Thank you for responding to the Draft Environmental Assessment for the proposed Remington Single Family residence, which was submitted to the Department of Land and Natural Resources.

We appreciate your questions and your support of the construction of the proposed residence.

Your letter has been included in the Final Environmental Assessment.

Per your request, a copy of the Final Environmental Assessment will be made available to you, as well as any amendments or additional documents, as they occur.

Aloha Nui Loa

Paul Remington

Paul Remington
Principal

cc: DLNR

APPENDIX C

ARCHAEOLOGICAL INVENTORY REPORT

ARCHAEOLOGICAL CONSULTANTS of HAWAII
TMK: 4-4-13: 34

HAWAIIAN CIVIC CLUB

Committee for the Preservation of Historic and Cultural Sites
On-Site Tour
and
Cultural Impact Assessment

ARCHAEOLOGICAL CONSULTANTS
of
HAWAII

59-624 Pupukea Rd.
Haleiwa, Hawaii 96712
(808) 638-7442

JOSEPH KENNEDY
Archaeologist

Mr. Colin De Silva
Business Investment Ltd.
Pacific Tower Suite 2700
1001 Bishop St.
Honolulu, Hawaii 96813

September 20, 1990

RE: ARCHAEOLOGICAL INVENTORY REPORT OF TMK:4-4-13,(LOT 300), LOCATED AT KANEOHE, KOOLAUPOKO, ISLAND OF OAHU

Dear Mr. De Silva:

At the request of your office, Archaeological Consultants of Hawaii, Inc. has conducted an inventory survey at the location described above.

The southern or mauka boundary of the subject property is located near the summit of a talus cliff and drops rather abruptly into a or swale. Vegetation on the property consists of Christmasberry, Schinus terebinthifolius, guava (Psidium guajava), haole koa (Leucaena leucocephala) and a variety of weeds, grasses and vines. There was no running water on the property at the time of this survey.

This survey was conducted on foot by the author and a single assistant making a series of systematic east/west transect sweeps. One hundred percent of this 4.5 acres parcel was covered in this fashion, however, it should be noted that visibility was poor in many areas due to the extremely thick vegetation. In these areas, probes of dense grassy areas were made in an attempt to discover stone features.

A check of the archaeological library located at the Department of Land and Natural Resources, Historic Preservation Program indicates that there are no sites recorded on this land nor has there been any previous survey. The nearest recorded sites are located on the Mokapu Peninsula, several miles away.

The results of our investigation were negative. There were no surface indications of any cultural activity whatsoever. It is also our opinion that sub surface testing in this location would not be a productive exercise.

Based on the information presented above, it is our opinion that no further archaeological work is necessary at this location.

If there are any questions regarding this brief report, please feel free to contact me.

Aloha,

Joseph Kennedy
Consulting Archaeologist

April 15, 2002

Ms. Genevieve Salmonson, Director
State Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Dear Ms. Salmonson:

Subject: Cultural Survey of Property Located at TMK 4-4-13, Parcel 34, Located at Ko'olaupoko, O'ahu, Hawai'i

This is in response to a request from a Mr. Paul Remington and Ms. Wanda Nakamura to the O'ahu Council of Hawaiian Civic Clubs Committee on the Preservation of Historic Sites and Cultural Properties to conduct a cultural assessment on property (TMK 4-4-13) owned by them. After discussing this request with the O'ahu Council President, Jalna Keala, this committee has agreed to conduct the cultural assessment for the aforementioned claimants as individual "Cultural Monitors" as opposed to acting in behalf of the O'ahu Council of Hawaiian Civic Clubs.

The Association of Hawaiian Civic Clubs is comprised of forty-two clubs in the State of Hawaii and six states on the continent. O'ahu Council of Hawaiian Civic Clubs, hereafter referred to as O'ahu Council, is the largest of five councils, comprised of twenty one clubs throughout the Island of Oahu.

The first civic club was founded in 1918 by Prince Jonah Kuhio Kalanianaole, and other prominent Hawaiian citizens, to better the deteriorating condition of the Hawaiian people following the overthrow of the Hawaiian Kingdom. The organization was one of several groups of the period coordinating support for the Hawaiian Homestead Act in the U. S. Congress and has continued to thrive since then.

Among other purposes, O'ahu Council is committed to the protection and preservation of Hawaiian language, mele, oli, historic sites, traditions and practices. The Committee on the Preservation of Historic Sites and Cultural Properties, organized in 2000, has worked vigorously and reached out to other groups and organizations to provide O'ahu Council with an island-wide network dedicated to the identification and preservation of endangered historic sites. We presently have 420 sites on the Island of O'ahu documented in our data base. This committee has entered into extensive meetings with the U. S. military, City and County of Honolulu and State of Hawaii governments to establish access, appropriate protocols, protection and preservation plans for sites on government property. This committee is developing relationships with established private and public organizations such as Malama Makua, Malama O Manoa, AluLike, The Honolulu Communitay Action Program, Kamehameha Schools, Koa Mana, Mohala I Ka Wai and various hula halaus and canoe clubs.

On Saturday, April 6, 2002, Mahealani Cypher and members of the Ko'olaupoko Hawaiian Civic Club conducted a cultural survey of the above property, owned by Mr. Paul Remington and Ms. Wanda Nakamura.

Mahealani Cypher is a member of the Oahu Council Committee on the Preservation of Historic Sites and Cultural Properties. In behalf of this committee Mahealani Cypher participated in this cultural survey and represents the opinions of this committee. Mahealani Cypher was born and raised in Kane'ohe, O'ahu, the hanai child of Elizabeth Apa Cypher of Pu'ueo, Hawai'i and George Ke'ehukulani Cypher of Hana, Maui.

Mahealani was taught much of her traditional and cultural practices by Mama Cypher during her growing -up years in Kane'ohe, but did not get formally involved in advocating for wahi pana and cultural traditions until she became a part of the Kane'ohe Historical Society (early 1980s) – they worked to preserve an ancient taro irrigation system and burials at Luluku – and later Malama Kukuiokane, a group that advocated for the preservation of a Kane heiau located below the cliffs of Keahiakahoe above Kane'ohe.

Mahealani worked closely with Earl "Buddy" Nelier, a noted archaeologist well-respected by many Hawaiians for his knowledge of heiau sites, and researched heiau throughout the Kane'ohe area as well as in Halawa Valley. The sites were a concern due to the construction of a new highway through these areas.

She has also worked with the Hawaiian traditional and cultural practitioners to learn the ancient chants and some of the protocols required for working with these sites. She also regularly consults with historians such as Marion Kelley and Barry Nakamura, and with Dr. Lilikala Kame'elehiwa of the Center for Hawaiian Studies and with Mililani Trask of the Gibson Foundation.

Mahealani has attended a number of workshops on historic preservation and handling of iwi kupuna, among other related topics, including a recent workshop given to train government employees on the care and respect for Hawaiian sites and burials.

She continues to learn more about Hawaiian traditions and practices through her research and interviews with native Hawaiian kupuna, practicularly through her work with members of the Hawaiian Civic Clubs.

She is a member of the the National Interpretive Association, the O'ahu Council of Hawaiian Civic Clubs Committee for the Preservation of Historic Sites and Cultural Properties (where she sits as the representative for the Ko'olaupoko Moku), the Halawa-Kane'ohe 'Ohana (working with OHA on the H-3 historic preservation mitigation plan), and the Ko'olau Foundation (which advocates preservation of sites and cultural/environment education). Mahealani also serves as historian for the Kuuloa-He'eia Hawaiian Civic Club, and is also a member of the Ko'olaupoko Hawaiian Civic Club.

Mahealani's responsibilty as a member of this committee is to work with the lineal and cultural descendants of the Moku O Ko'olaupoko in conducting this cultural assessment of the aforementioned property. She provided guidance to insure that the proper method of visual

inspection be conducted. A thorough historical research was conducted of this committee's archival data. Mahealani Cypher, as a Cultural Monitor of Moku O Ko'olaupoko supports the findings of the lineal and cultural descendants of no adverse impacts.

As a Cultural Monitor and a kupukaaina of Moku O Ewa, I support the finding of the lineal and cultural descendants of Moku O Ko'olaupoko.

If you have any question feel free to contact me by phone at 672-4765 or by e-mail at sskval@aloha.com.

Mahalo nui,

Shad S. Kane
Cultural Monitor/Kupukaaina
Moku O Ewa

APPENDIX D

A Fire Contingency Plan
and
SMA Determination

TMK: 4-4-13: 34

CDUA NO. OA-2945

Division of Forestry and Wildlife
CONSERVATION DISTRICT USE APPLICATION
Fire Contingency Plan

This plan is to be used for the construction of a project within a conservation district. In developing a plan, it is important to: 1) know what activities might start a fire, 2) analyze the fire prevention actions which can minimize the chance of starting a fire, and 3) know what action to take and who to call in case of a fire.

I. **NAME:** Mr. & Mrs. Robert Wicks

ADDRESS: 44-672 Kahinani Place, Kaneohe, Hawaii, 96744 (Project Site)
Current Residence: 354 East Hind Drive
Honolulu, Hawaii 96813

TELEPHONE: 373-2006

II. **LOCATION:**

Island: Oahu

Tax Map Key: 4-4-13: 34

Fire Station Name/Number Closest to Project: Station 17

Miles from Fire Station: approximately 1 mile

III. **APPROVED USE:**

IV. **Potential ignition source(s) of accidental fires during the construction of the project.**

Possible ignition sources may be generated by sparks caused by earth moving equipment against rocks. No welding torches are expected to be used on the project.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI, AIA
ACTING DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

2000/CLOG-389(JS)
2000/CLOG-437(JS)

January 26, 2000

Mr. Linn Henniger
Henniger & Henniger Inc.
1074 Kaumoku Street
Honolulu, Hawaii 96825

Dear Mr. Henniger:

Special Management Area Review

Tax Map Key : 4-4-013: 034
Type of Project: Conservation District Use Application for a Single-Family Dwelling

The proposed project on the above-referenced tax map key has been reviewed. We find that it:

[X] Is not within the Special Management Area.

[ ] Is within the Special Management Area, but is not defined as "development" and is therefore, exempt (Section 25-1.3[2], Chapter 25, Revised Ordinances of Honolulu).

Should you have any questions, please contact Joyce Shoji of our Urban Design Branch at 527-5354.

Sincerely yours,

For RANDALL K. FUJIKI, AIA
Acting Director of Planning
and Permitting

RKF:am

doc23559